Instinct Guides You

Victoria Street, Weymouth
£90,000

- Ground Floor
- No Onward Chain
- Generous Double Bedroom
- Communal Garden & Residents Lounge
- Communal Parking At The Rear
- Close To Amenities & Town Centre
- Short Walk To Georgian Seafront
- Guest Room Access

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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

NO ONWARD CHAIN **Retirement, over 55's** This spacious, GROUND FLOOR, one-bedroom apartment enjoys a prime location just moments from Weymouth's stunning seafront and a wide range of local amenities. The home benefits a large bedroom, communal lounge and garden with regular social activities.

The block of apartments benefits from easy access via both lift and stairs being positioned close to front and rear access without use of stairs or lift. The heart of the home is a generously sized lounge-diner, featuring two large dual-aspect windows that flood the space with natural light. The room comfortably accommodates a variety of furnishings and flows seamlessly into a well-proportioned kitchen, fitted with a range of units and integrated oven and hob.

The double bedroom offers ample space for furniture and personal touches, while the adjacent shower room has been tastefully modernised with contemporary panelling, a large step-in shower, hand basin, and W.C. In addition there are modern smart electric heaters.

Nightingale Court is a well-maintained retirement development offering assisted living, with an on-site house manager, regular social activities, and a welcoming community atmosphere. Residents also enjoy access to an attractive communal rear garden with a sunny aspect, alongside first come first served off-road parking.

Room Dimensions

Lounge/Diner 17'9" x 9'9" (5.43 x 2.98)

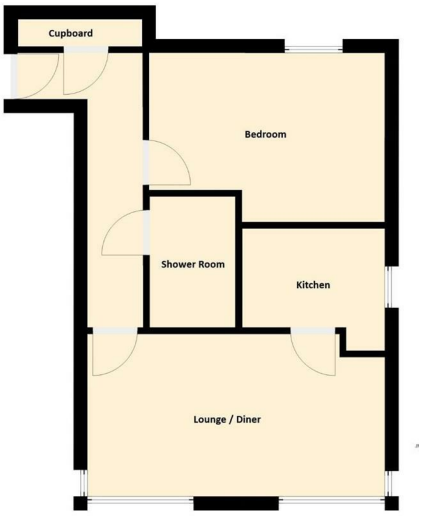
Kitchen 8'2" x 6'3" (2.51 x 1.92)

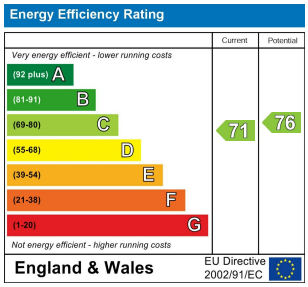
Bedroom 14'1" x 10'2" max (4.31 x 3.12 max)

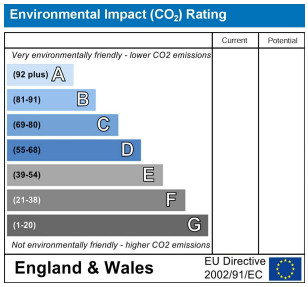
Lease & Maintenance Information

The vendor informs us that there is a 189 year lease from 1985, service charge is £187.86 per month, no annual ground rent due to extension on lease,, holiday lettings and pets are not permitted.

We recommend these details are checked by a solicitor before incurring costs.







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.