



Instinct Guides You



## HARBOUR LIGHTS COURT, North Quay, Weymouth, DT4 8DW Open To Offers £209,950

- Beautifully Presented
- No Onward Chain
- Walk In Wardrobe
- Rear Bay Window
- Southerly Aspect Of Building
- Seconds From Harbour
- Level Access Into Town
- Close To Amenities
- Communal Facilities
- Lift 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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A MODERN first floor RETIREMENT APARTMENT, situated in the POPULAR HARBOUR LIGHTS COURT, a stones throw from Weymouth Harbour with LARGE LOUNGE, MODERN FITTED KITCHEN and COMMUNAL FACILITIES.

A beautifully appointed large one bedroom apartment located in the desirable Harbour Lights Court. The apartment occupies a favorable position on the quieter south side of the development with access via stairs or lift. There are two independent lifts near the apartment.

The apartment is spacious, light and airy and the design very much in harmony with the Georgian style of the development which itself is sympathetic to the architecture of North Quay. There is an elegant sitting room with rear bay window enjoying a sunny aspect which can be sat by to watch the world go by. The modern fitted kitchen benefits high gloss wall and base units with integrated appliances. The bedroom is a great size room stretching from front to rear with large walk in wardrobe and a beautifully appointed wet room.

Constructed in approximately 2015 by award-winning retirement developer McCarthy and Stone, Harbour Lights Court is a very clever development sympathetically designed to blend perfectly into the Harbourside architecture of North Quay. The working Harbour and its moorings provides constant activity and interest and is also the location for many exciting events throughout the year.

**Location:**  
Harbour Lights Court is conveniently located within around half a mile easy walk of the main high street and just a little further to the Esplanade and Weymouth's famous beach. Nearer to the development an Asda superstore is less than 5 minutes walking distance and there are a number of pubs and restaurants close by.

**Lifestyle:**  
This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the support of the excellent House Manager who oversees the smooth running of the development



## Room Dimensions

### Hallway

Lounge/Diner 26'1 max x 11'5 max (7.95m max x 3.48m max)

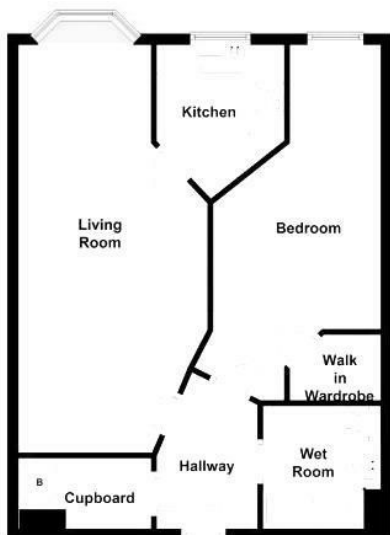
Kitchen 9'7 x 7'6 max (2.92m x 2.29m max)

Bedroom 21'5 max x 9'5 max (6.53m max x 2.87m max)

### Bathroom

### Lease & Maintenance Information

The vendor informs us that the lease is 125 years from 2015, ground rent is £425 p.a, service charge is £2392.08 p.a  
(This information should be confirmed by your solicitor before any expenditure)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.