



Instinct Guides You



Victoria Street, Weymouth £97,000

- 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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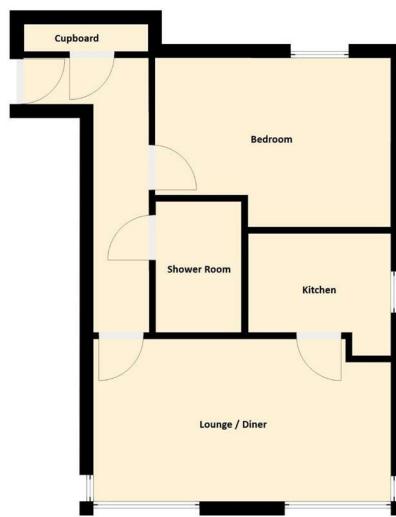


NO ONWARD CHAIN **Retirement, over 55's** This spacious, GROUND FLOOR, one-bedroom apartment enjoys a prime location just moments from Weymouth's stunning seafront and a wide range of local amenities. The home benefits a large bedroom, communal lounge and garden with regular social activities.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	
71	76		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	