



Instinct Guides You



Commercial Road, Weymouth Offers In Excess Of £180,000

- Spacious Apartment
- Balcony
- Views Of The Swannery
- Well Presented
- Level Walk to Town
- Communal Gardens
- Car Park
- Residents Lounge



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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 spacious top floor retirement apartment with balcony, generous lounge diner situated within the popular Swannery development in Weymouth. The property enjoys elevated views over The Swannery and offers well proportioned accommodation including a large double bedroom with fitted wardrobe, modern shower room and bright living space positioned moments from local amenities and transport links.

The apartment is accessed via a communal entrance with stairs rising to the top floor. Entering the property, the hallway provides access to all principal rooms along with an airing cupboard for additional storage.

The lounge diner is a particularly impressive space, offering ample room for both seating and dining furniture. Sliding doors open onto the balcony creating an excellent area to sit and enjoy the elevated outlook across the surrounding area and over the Swannery and Inner harbour. The adjoining kitchen is fitted with a range of matching wall and base units with work surfaces over and space for appliances.

The bedroom is a substantial double room with fitted wardrobes and plenty of space for additional furnishings and arrangements. Completing the accommodation is the modern shower room fitted with a walk in shower, wash hand basin and WC.

Swannery Court is a retirement complex situated on the edge of Weymouth Town Centre, approximately a five minute level stroll to Weymouth's Award Winning Beach. The development, with LIFT to ALL FLOORS, comprises 70 flats ranging from 1 to 2 bedrooms, each designed with ease of mobility, ample storage and generous living space and bedrooms. A resident manager is on site five days per week, with further access to a Careline alarm system 24/7.

Communal facilities include an inviting lounge with seating, balcony and kitchenette, laundry room and gardens. Residents can enjoy a vibrant range of regular social activities organised by the community itself.

Residents must be at least 55 years of age.

Room Dimensions

Lounge 23'5" x 10'8" (7.15 x 3.27)

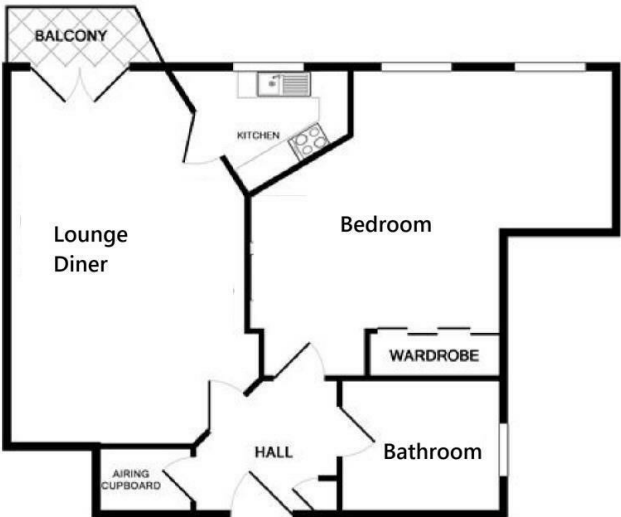
Kitchen 7'6" x 7'1" max (2.29 x 2.16 max)

Bedroom 18'10" max x 17'4" (5.75 max x 5.30)

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2001, the service charge is approximately £3,099.56 per annum, the ground rent is £774.38 p/a, reviewed every year, pets are permitted but not to be replaced and letting is allowed.

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



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		

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		

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.