



Instinct Guides You



## Victoria Street, Weymouth £95,000

- Potential Contribution To Lease Extension
- Modern One Double Bedroom
- Views Over Communal Garden
- Communal Parking
- Lift Access
- Residents Lounge
- Level Walk To Town Centre
- Close To Amenities & Beach



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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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Offered with no onward chain, this well-presented first-floor retirement apartment is located just moments from Weymouth Beach, within the popular Nightingale Court development. Designed for comfortable and convenient living, the apartment features a bright and spacious lounge/diner, a modern fitted kitchen with integrated appliances, a generous double bedroom with built-in storage, and a large contemporary shower room.

The lounge/diner is the heart of the home, offering a welcoming space to relax or entertain while enjoying pleasant views over the communal gardens. The adjoining kitchen is well-equipped with integrated oven, hob and extractor, providing a practical and stylish cooking space.

The double bedroom is well proportioned and benefits from a built-in wardrobe, while the modern shower room includes a large walk-in shower, WC, and wash hand basin, designed for both comfort and ease of use.

Residents at Nightingale Court benefit from secure entry, lift access, well-maintained communal gardens, and communal parking located to the rear of the building, making it an ideal choice for relaxed coastal retirement living.

## Room Dimensions

**Bedroom One 9'7" max x 9'3" max (2.94m max x 2.82m max)**

**Living room 18'6" max +bay x 10'2" max (5.65m max +bay x 3.10m max)**

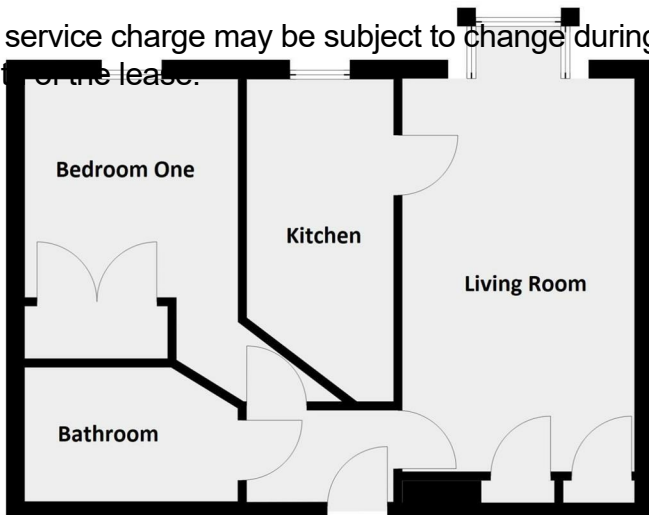
**Kitchen 11'7" max x 5'4" max (3.54m max x 1.65m max)**

**Bathroom 8'2" max x 5'10" max (2.50m max x 1.79m max)**

## Lease & Maintenance Information

The vendor informs us the property has a 58 year lease and a monthly service charge of approx £186, pets are allowed on request. **THE VENDOR WILL CONTRIBUTE TO LEASE EXTENSION SUBJECT TO PRICE.** We recommend details are verified by your solicitor before incurring any additional costs.

The service charge may be subject to change during the length of the lease.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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.