



Instinct Guides You



## Harbour Lights Court, North Quay, Weymouth, DT4 8DW £225,000

- Close to To Town Centre & Amenities
- Well Presented Shower Room & En-suite
- Retirement Flat Age Restriction Over 60's
- Two Double Bedrooms
- Close To Supermarket
- Lift Access To All Floors
- Excellent In House Facilities
- Attractive Communal Gardens



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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.

The apartment occupies a favourable position on the upper floor to the side of the development within easy access of the lift service to all floors and the superb facilities of the development.

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. An elegant sitting room facing the front with modern kitchen with integrated appliances. Two double bedrooms with the main bedroom benefiting an en-suite plus bathroom.

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.



**Lounge/Diner 21'10" x 9'10" (6.68 x 3.00)**

**Kitchen 9'10" x 5'11" (3.00 x 1.82)**

**Bedroom One 20'0" x 10'5" (6.10 x 3.20)**

**Bedroom Two 10'8" x 9'10" (3.26 x 3.00)**

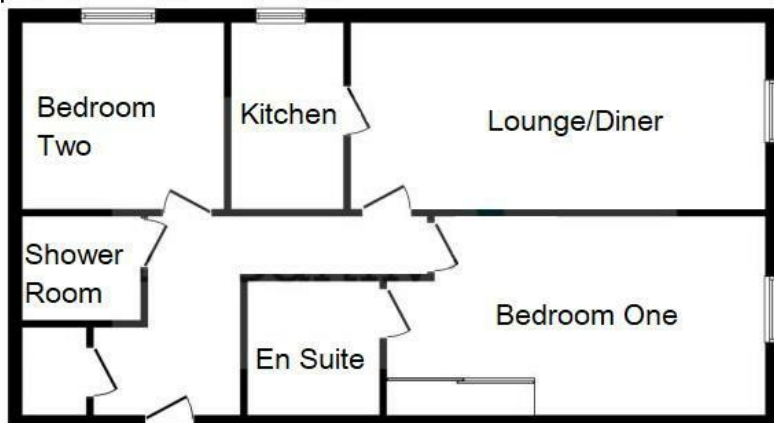
**Shower Room 6'3" x 5'6" (1.92 x 1.68)**

**En Suite 7'1" x 7'0" (2.16 x 2.14)**

**Lease & Maintenance Information**

The vendor informs us that the lease is 125 years from 2015, the ground rent is £247.50 paid twice yearly with a service charge is £438pcm, there are no holiday lettings, and pets are permitted upon request and signing a declaration, lastly, there is an age restriction of 60 years of age and above.

We recommend these details are checked by a solicitor before incurring 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			
		68	68
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			
		80	80
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.