



Flat 7 Swannery Court

Commercial Road Weymouth, DT4 7TY

Asking Price £175,000 Leasehold

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Nestled in the heart of Weymouth, this charming one-bedroom ground floor flat is situated within a purpose-built retirement development designed specifically for those aged over 55. The property offers a comfortable and secure living environment, complete with a 24-hour careline service, ensuring peace of mind for residents. Conveniently located close to local amenities, ensuring that shops, cafes, and essential services are just a short distance away. Additionally, Weymouth's award-winning beach is within easy reach, offering the perfect opportunity for seaside walks and relaxation.

Hallway

Living room

17'3" x 10'9" (5.28 x 3.30)

Spacious living room with access to the large storage cupboard, kitchen and patio doors opening out to properties patio.

Kitchen

10'11" x 5'6" (3.33 x 1.70)

Fitted kitchen with a range of eye and base level cupboards, electric oven and hob with cooker hood above, 1 and quarter sink with mixer tap, space for undercounter fridge/freezer and double glazed UPVC window

Shower room

6'5" x 5'6" (1.98 x 1.70)

Large walk in shower with glass screen, Fitted hand wash basin and WC.

Storage Cupboard

Large storage doubling as the airing cupboard and housing the hot water cylinder

Bedroom

20'4" x 8'6" max (6.22 x 2.61 max)

Large double bedroom with fitted wardrobes and UPVC double glazed window

Outside

Patio hardstanding from the living patio doors which then joins to the communal gardens surrounding the development.





Communal Facilities

Includes a welcoming lounge with comfortable seating, a balcony and kitchenette and a laundry room with multiple washing machines, tumble dryers and ironing area.

Lease Information

Length of Lease: 125 years

Lease remaining: 100

Maintenance charge: Paid twice annually. £1549.78. Total of £3099.56 per annum.

Ground rent: Paid twice annually. £387.19. Total of £774.38 per annum.

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 15 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

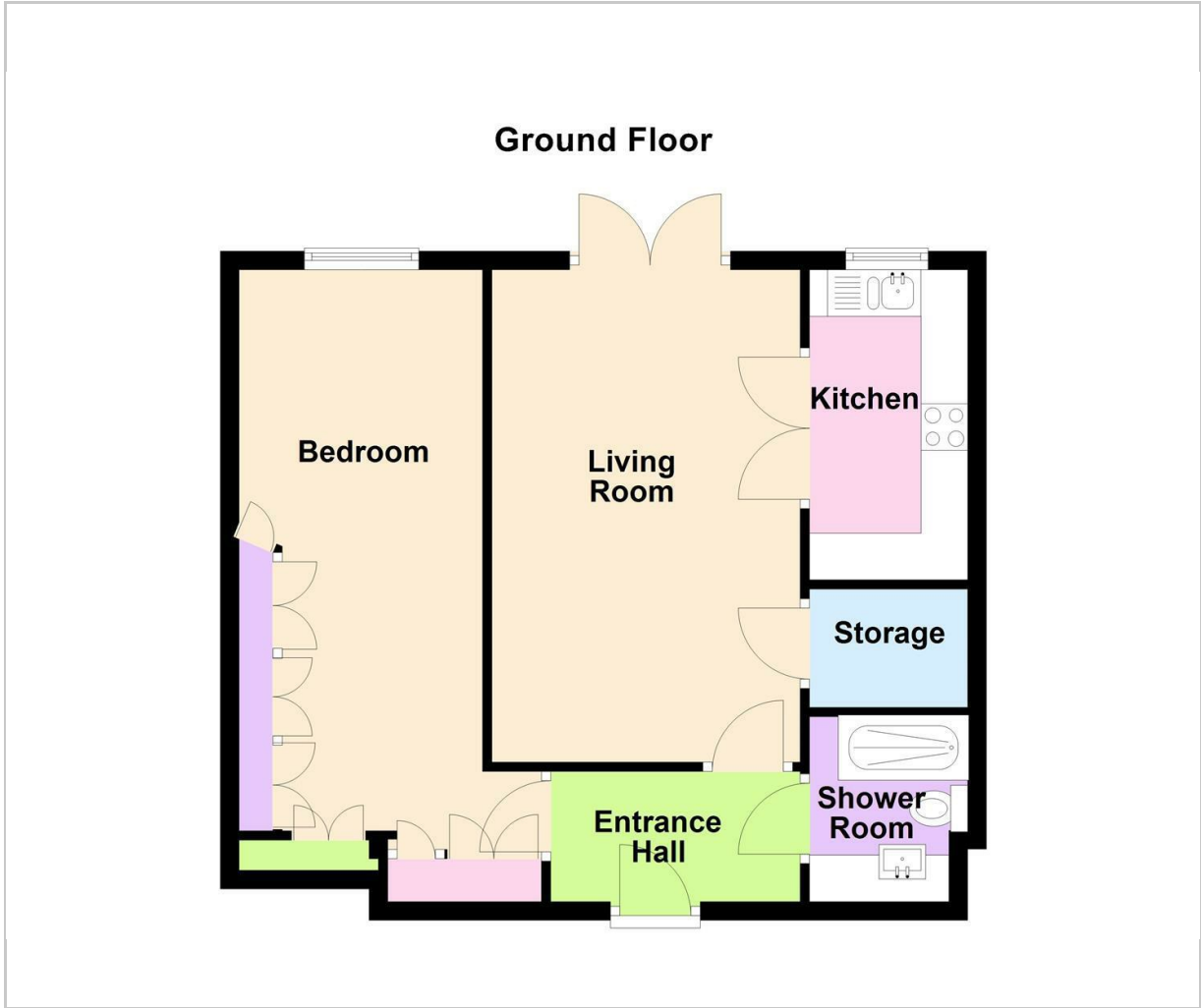
The property is supplied with mains gas, electricity and water, and mains drainage.

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

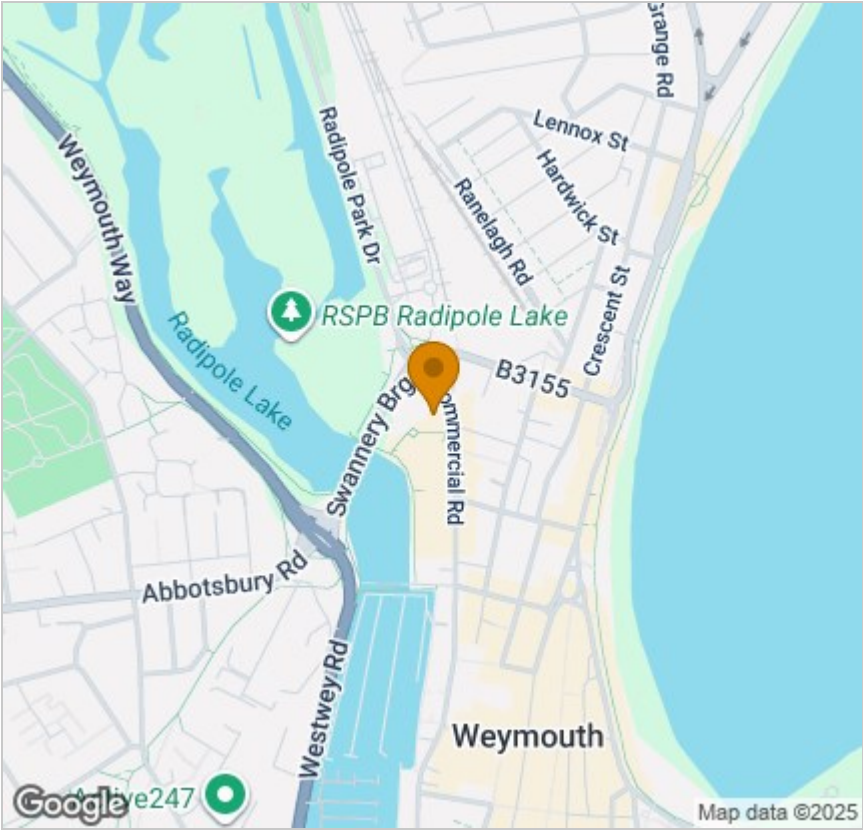


Viewing

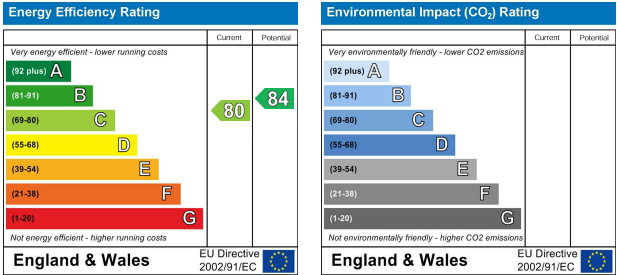
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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