



Flat 8 Ryan Court

Grosvenor Road Weymouth, DT4 7QL

**Asking Price £119,950 Leasehold**





## Flat 8 Ryan Court

Grosvenor Road Weymouth, DT4 7QL

A spacious and well presented two bedroom first floor apartment for over 55's, located in this desirable residential position in Lodmoor. The property has a modern fitted kitchen, wet room lounge with dining area, electric heating, UPVC double glazed windows, emergency intercom system, a lift to all floors, a communal lounge with kitchen, laundry room, guest suite, soem residents parking on a first come first served basis, communal garden areas and a mobility scooter store. Being sold with vacant with no forward chain.

### ENTRANCE HALL

Wall mounted heater, emergency pull chord and intercom, and storage cupboard housing electrics.

### LIVING ROOM

17'4" x 15'11" maximum measurement (5.30m x 4.87m maximum measurement)

Window to front, two wall mounted heaters, emergency pull chord and airing cupboard.

### KITCHEN

6'6" x 5'2" (2m x 1.60m)

Window to side, modern range of base and wall units, with working surfaces, stainless steel sink with mixer tap, built in electric oven, hob and extractor above, space for fridge freezer, tiled splash backs, and spot light.

### BEDROOM ONE

11'5" x 8'6" (3.50m x 2.60m)

Bay window to front, wall mounted heater, emergency pull chord and built in double wardrobe.

### BEDROOM TWO

11'1" x 7'6" (3.40m x 2.30m)

Window to side, wall mounted heater, and emergency pull chord.

### WET ROOM

Shower area with wall mounted shower, pedestal wash hand basin, low level WC, wall fan heater, extractor fan and tiled splash backs.

### OUTSIDE & COMMUNAL AREAS

Ryan Court has a communal lounge which regularly holds activities. There is also a guest suite which can be booked by prior arrangement when family and friends of residents when overnight accommodation is required, with a laundry room situated on the ground floor. There are communal gardens around the perimeter of the property with undercover parking for mobility scooters and six shared parking spaces for resident's use on a first come first served basis.







### **LEASE & SERVICE CHARGE**

125 Years from 1987 with 87 Years Remaining  
Service charge £2,500 per half year approximately to include water and building insurance and facilities.

### **COUNCIL TAX**

Band B

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard TBC

Superfast TBC

Flood Risk

Rivers & Seas No Risk

Surface Water Very Low

Services

The property is supplied with 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan



Viewing

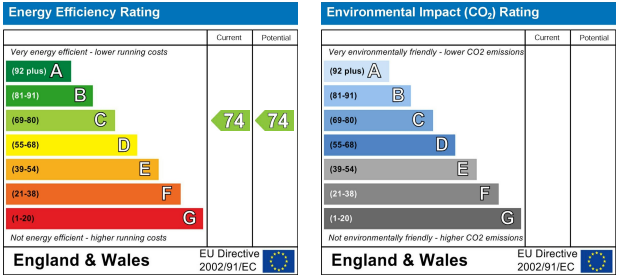
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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