



Jenner Court Stavordale Road  
Weymouth, DT4 0AF

Asking Price £129,950 Leasehold

Retirement Property



## Jenner Court Stavordale Road, Weymouth, DT4 0AF

A second floor two retirement apartment, located in this highly convenient position close to the Town centre and harbour side. The property has a modern fitted kitchen and shower room, electric heating and double glazed windows, and the use of the communal facilities including a laundry room, a communal lounge and guest room, communal gardens and residents and visitors parking (non are allocated) and a house manager.



### ENTRANCE HALL

Storage and airing cupboards, and emergency and entry phone systems.

### LIVING ROOM

10'9" x 10'2" (3.30m x 3.10m)  
Double aspect room, wall radiator, coved ceiling.

### KITCHEN

6'10" x 6'2" (2.10m x 1.90m)  
Window to side, range of base and wall units with roll top work surfaces, sink unit, built in oven, hob and space for fridge, and tiled splash backs.

### BEDROOM ONE

10'9" x 6'10" (3.30m x 2.10)  
Window to front, wall radiator, and coved ceiling.

### BEDROOM TWO

10'9" x 7'10" (3.30m x 2.40m)  
Window to front, wall radiator, and coved ceiling.

### SHOWER ROOM

Window to side, walk in glazed shower cubicle, low level WC, wash hand basin, tiled splash backs, coved ceiling, and fan heater.

### OUTSIDE & COMMUNAL AREAS

There is a lift to all floors, a resident's lounge/conservatory, kitchenette, laundry room, and guest bedroom. Outside there is an attractive communal garden which has been laid to lawn with a range of flower beds and borders, there is also a mature pond, a patio and seating areas, a mobility scooter store area, there is residents (but not allocated) and visitors parking.

### LEASE & SERVICE CHARGE

LEASE  
125 years from 1987 with 85 years remaining  
GROUND RENT  
£50 per annum  
SERVICE CHARGE  
£1,700 per half year

### COUNCIL TAX

Band B

### OTHER INFORMATION

Construction  
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains 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.

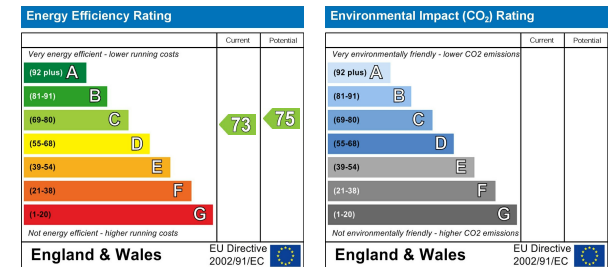
## Area Map



## Floor Plan



## Energy Efficiency Graph



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