



AUSTIN
ESTATE AGENTS

Ryan Court

Grosvenor Road

Weymouth

Dorset

DT4 7QL

Offers in Excess of £100,000

SUMMARY

- Retirement Apartment
- One Bedroom
- Lifts to all Floors
- Wonderful Condition
- Contemporary Fitted Kitchen
- Modern Wet Room
- Communal Gardens
- Communal Lounge
- Double Glazing & Electric Storage Heating
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Apartment Entrance Hallway

Lounge 15' 6" x 10' 5" (4.72m x 3.17m)

Kitchen 6' 9" x 5' 10" (2.06m x 1.78m)

Bedroom One 12' 1" x 8' 9" (3.68m x 2.66m)

Shower Room/Wet Room 5' 6" x 7' 1" (1.68m x 2.16m)

COMMUNAL AREAS

Communal Laundry Room

Communal Living Area

Communal Gardens

Parking

THE PROPERTY

Austin Estate Agents are delighted to offer for sale this purpose-built, one bedroom retirement apartment situated in a popular residential location. The property is conveniently placed on the first floor and can be accessed via lift; it has been maintained throughout to a high standard.

The entrance door of the apartment leads in to a spacious reception hallway that boasts the added advantage of a large walk-in storage cupboard. The sizeable lounge features a double glazed bay window, providing plenty of natural light and open views. An opening leads to the modern fitted kitchen which features an integral four ring halogen hob, electric oven and stainless steel extractor with space for a fridge freezer.

The bedroom offers an attractive range of fitted bedroom furniture, including two built-in wardrobes with additional storage units above. The large wet room features a walk-in shower, low level WC and a vanity wash hand basin.

This retirement development offers a pleasant communal lounge, where regular resident coffee mornings and activities are held, for those that wish to participate. Patio doors from the lounge overlook and lead to the communal garden area. All of the communal areas, including the launderette, corridors and lift are well maintained.

Externally, parking is available to the front of the property with access to the side to the rear garden. The communal gardens offer a patio area, the remainder is laid to lawn with pretty plants and shrubs to its borders.

Ryan Court is conveniently situated around the corner from a parade of shops and amenities on Lodmoor Hill including a post office, convenience store and bus routes to surrounding areas. It is within easy walking distance of Weymouth Community Hospital, the Seafront and the busy Chelmsford Street Community Centre and medical centre. The development is next door to the Acorns Day Centre, which presents another opportunity for people to socialise and enjoy day trips / excursions, if they wish.

For further information, or to make an appointment to view this fabulous retirement apartment, please do not hesitate to contact the team at Austin Estate Agents.

The vendors have informed us that the lease length is 89 years in length with a service charge of £4,583.91 per annum.



FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: A TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.