



AUSTIN
ESTATE AGENTS

Ryan Court

Grosvenor Road

Lodmoor

Weymouth

Dorset

DT4 7QL

£127,995

SUMMARY

- Second Floor Apartment (with Lift)
- Two Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Modern Shower Room
- Communal Residents Lounge
- Communal Laundry Room
- Communal Gardens
- Non Allocated Residents Parking
- Close to Local Shops & Amenities at Lodmoor Hill





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 17' 7" x 10' 3" (5.36m x 3.12m)

Kitchen 6' 6" x 5' 9" (1.98m x 1.75m)

Bedroom One 12' 3" x 8' 7" (3.73m x 2.62m)

Bedroom Two 12' 5" x 9' 6" (3.78m x 2.90m)

Shower Room 7' 3" x 5' 9" (2.21m x 1.75m)

COMMUNAL AREAS

Residents Lounge

Laundry

Gardens

Residents Parking



THE PROPERTY

Austin Estate Agents are pleased to offer for sale this two double bedroom, second floor, retirement apartment situated in the popular location of Lodmoor. The apartment is purpose built, offers good size accommodation and is presented in good condition throughout.

The lounge / diner is a good size with dual aspect double glazed window and electric heating. An opening leads to a fitted kitchen, with a range of matching eye level and base units, four ring electric hob, electric oven, stainless steel sink and space for a fridge / freezer. The two bedrooms are both double rooms with a double glazed window and electric heating. The shower room is modern with a large walk in double shower, wall mounted electric shower, low level WC, pedestal wash hand basin and tiled walls.

The retirement apartment offers an attractive communal lounge with patio doors which overlook and lead to the gardens. All of the communal areas, including the launderette, corridors and lift are well maintained. There is also the added advantage of a guest bedroom that can be reserved for visiting guests at a small cost. The house manager can be contacted from various points within each property. In the case of an emergency, there is a 24hr care-line response for when the house manager is off duty. To purchase an apartment, residents must be over 60 years old and where there is a couple; one must be over 60 and the other over 55 years old.

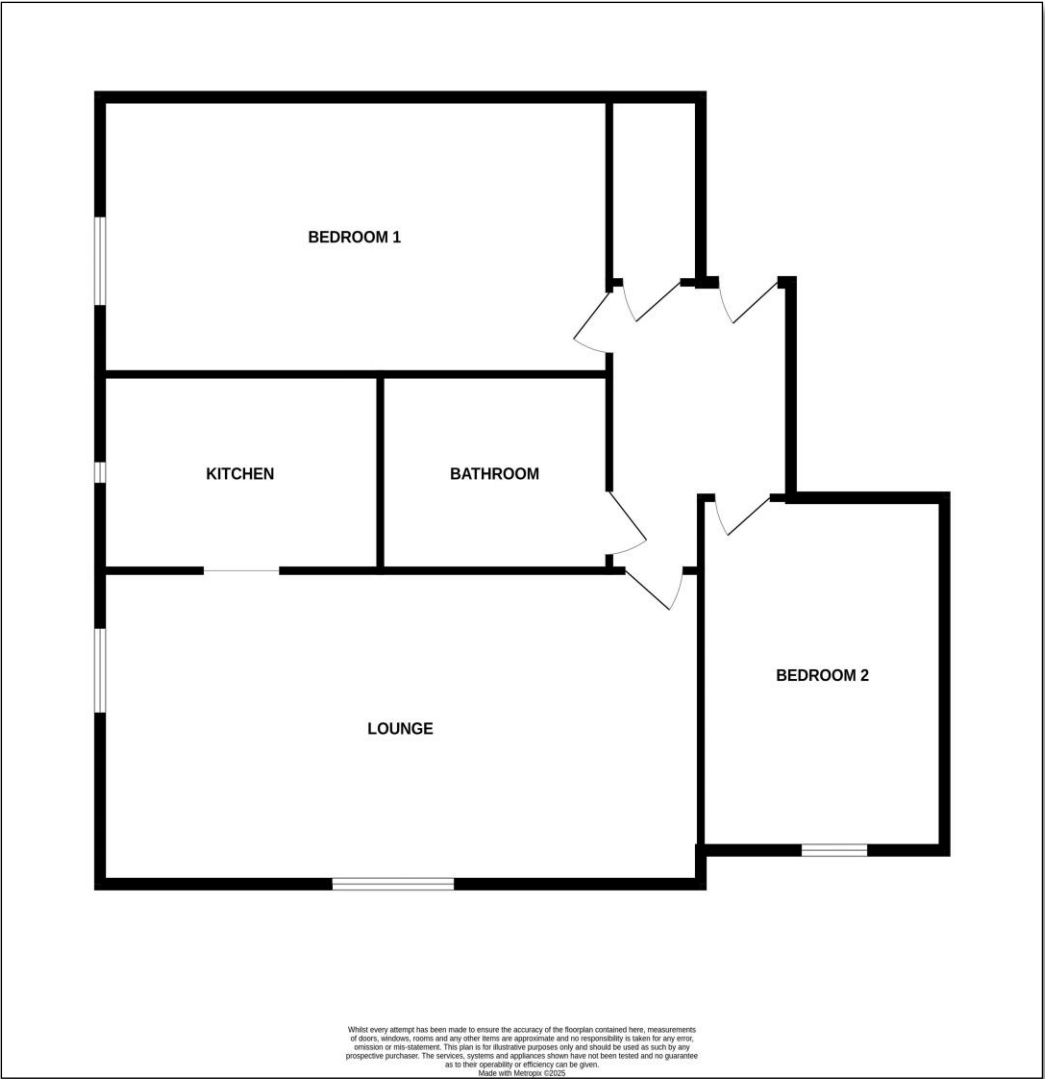
Externally, unreserved parking is available to the front of the property with access to the side to the rear garden. The communal gardens offer a patio area, the remainder is laid to lawn with attractive plants and shrubs to its borders.

The property is located near to Lodmoor Hill, where a good selection of local shops and amenities, including doctors' surgery can be found, including bus routes to surrounding areas. It is within easy access to Weymouth Relief Road and a short drive to Weymouth Esplanade and Seafront. For more information and to arrange a viewing please call Austin Estate Agents.

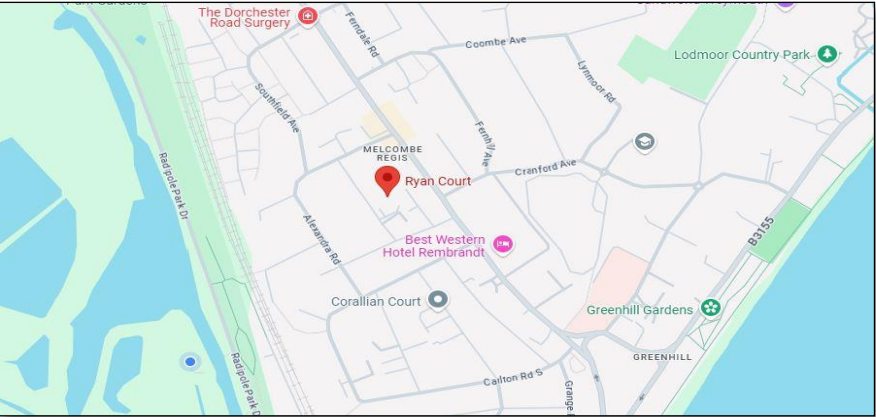
The vendor has informed us that the lease length is 87 years in length. The service charge of £2,231.00 bi annually includes maintenance of the communal areas, house manager and buildings insurance. Ground rent is £109.16 bi-annually. Lettings are permitted as are existing pets. Holiday lets are not allowed.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B 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.