



RYAN COURT
PRIVATE
RESIDENTS PARKING ONLY

Residents
parking
only

AUSTIN
ESTATE AGENTS

Ryan Court

Grosvenor Road

Weymouth

Dorset

DT4 7QL

£105,000

SUMMARY

- Ground Floor Retirement Apartment
- Pets Allowed (with Permission)
- One Double Bedroom
- Refurbished Throughout
- Well Presented
- Communal Gardens & Lounge
- Visitors' Room with Shower and Television
- House Manager (First Port) & Careline
- New Heating System Installed 2016
- Close Proximity to Shops and Amenities





SUMMARY OF ACCOMMODATION

Communal Entrance

Entrance Hallway

Living Room 15' 7" x 10' 5" (4.74m x 3.18m)

Kitchen 6' 9" x 5' 11" (2.06m x 1.80m)

Bedroom 11' 9" to wardrobe x 8' 9" (3.57m to wardrobe x 2.67m)

Shower Room

Communal Laundry Room

Communal Living Area

Communal Gardens

Parking

THE PROPERTY

A tastefully presented ground floor retirement apartment is offered for sale situated within a popular block with only 18 apartments. This popular retirement home has the advantages of an in-house manager, along with a communal laundry room, a communal living area and communal gardens. The apartment is a must view to appreciate the facilities on offer.

Entry to the apartment is gained via the well presented communal entrance area into the apartment reception hallway, which is light and airy with doors leading to the main rooms and a large storage cupboard.

The main shower room, which has recently been fitted, comprises a large double shower cubicle with a low level WC and wash hand basin set into a vanity unit with tiled flooring. The main bedroom overlooks the communal garden and is flooded with light.

The living room enjoys a feature fireplace with patio doors onto the communal gardens. An attractive archway leads to the newly fitted kitchen to the rear of the living room. It has a modern design with a range of wall and base units with roll top work surfaces, integral double electric oven, electric hob with space for a fridge freezer and washing machine.

Ryan Court is conveniently situated around the corner from a selection of shops on Lodmoor Hill including a Post Office and convenience stores. It is within walking distance of Weymouth Community Hospital, a medical centre, the Promenade and local bus routes.

For further information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:

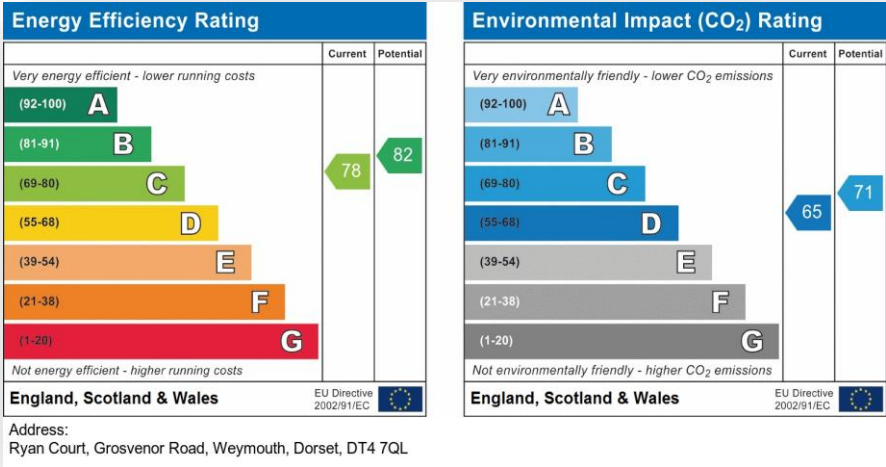


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCATION:



EPC:



Austin Property Services, 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

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 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.