

Nightingale Court | 11 Victoria Street | Weymouth | DT4 7HA

£125,000

BEAUMONT JONES

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We are delighted to bring to the market this immaculate two bedroom over 55's retirement apartment located within walking distance to Weymouth town centre and just a two minutes stroll to the sea front. This well presented apartment offers a large lounge/diner, long hallway, kitchen, two bedrooms, bathroom, external storage cupboard, communal gardens and communal parking on a first come first serve basis. Part-time resident warden and 24-hour care line apartment block. Offered with no forward chain, this property must be viewed to be appreciated.

- First Floor with Lift Access
- Over 55's Retirement Block
- Communal Gardens and Parking
- Newly Carpeted and Decorated Throughout
- Extended 189-Year Lease, ends in December 2174
- Offered With No Forward Chain

Full Description

Entrance into the block is through the communal front door via security system fob entry, lift or stairs rise to the first floor where the apartment can be found. Next to the apartment door there is a external storage cupboard housing the electric meters. Into the apartment the well presented hallway has doors leading to the main principle rooms as well as two storage cupboards with one housing the immersion tank. The lounge/diner is a great sized room with ample space for living room and dining furniture, benefitting from front and side aspect double glazed windows, wall mounted electric heater, hanging ceiling lights and a door leading to the kitchen. The kitchen has a range of eye and base level units, integral oven, four ring electric hob with extractor fan over head, space for a fridge freezer, space and pluming for a washing machine and a front aspect double glazed window.

Returning to the hallway the remaining accommodation can be found. The master bedroom is a generous double with a front aspect double glazed







Beautiful
communal gardens.











window, built in wardrobe, wall mounted electric heater and a hanging ceiling light. Bedroom two is a well proportioned single with a front aspect double glazed window, wall mounted electric heater and a hanging ceiling light. Lastly the bathroom is partially tiled around and offers a suite including a bath with wall mounted shower over, wash hand basin, low level WC and extractor fan. There are 24 hour care lines including on -site warden assistance.

Outside

To the rear of the property there are well maintained communal gardens, mostly laid to lawn with patio seating areas. The communal parking is on a first come first serve basis which is located to the rear of the block. In addition there is also a large residents lounge, where regular communal activities take place.

Location

The property is located second line of dwellings to the sea, within a short stroll to the town centre and just two minutes walk to the sea front. Local amenities are just moments away including a chemist, dentist, doctors and a convenience store. Greenhill gardens is close by and a regular bus service to Dorchester.

Extended 189-Year Lease, ends in December 2174.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B.

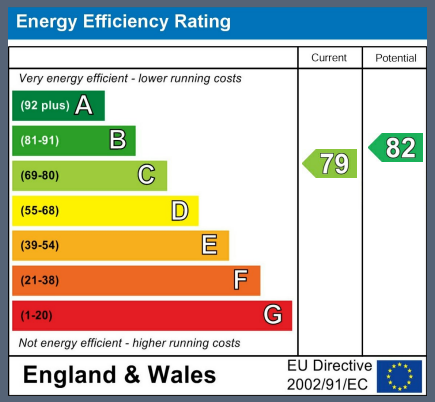
Services: - Mains electric, Electric Heating & drainage.

Agents Notes- The vendor informs us that the service charge is currently £240.00 PCM and this includes a peppercorn ground rent.

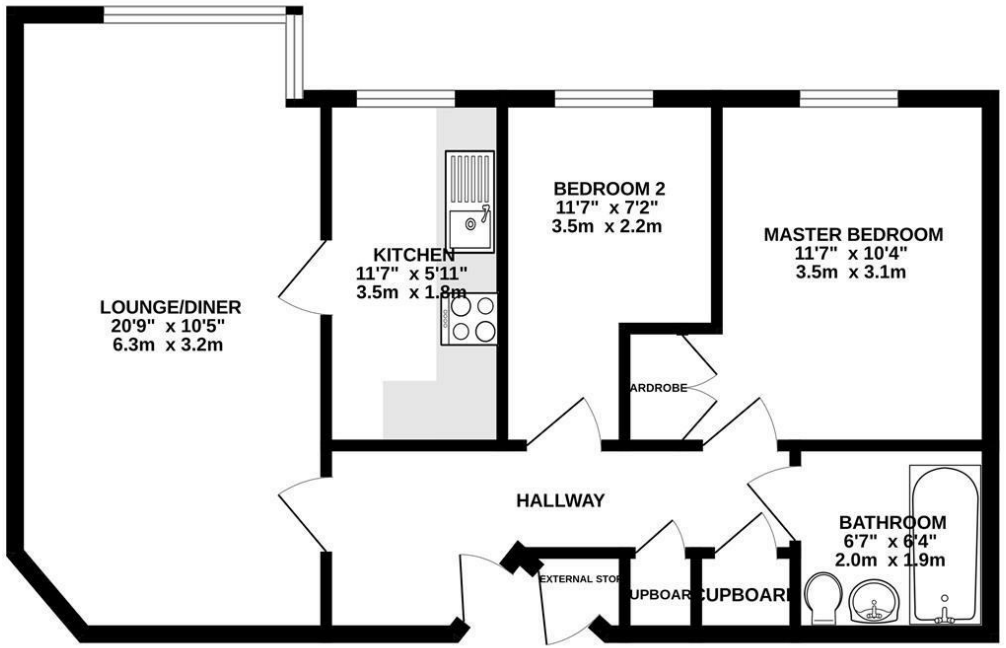
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FIRST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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We value more than your property