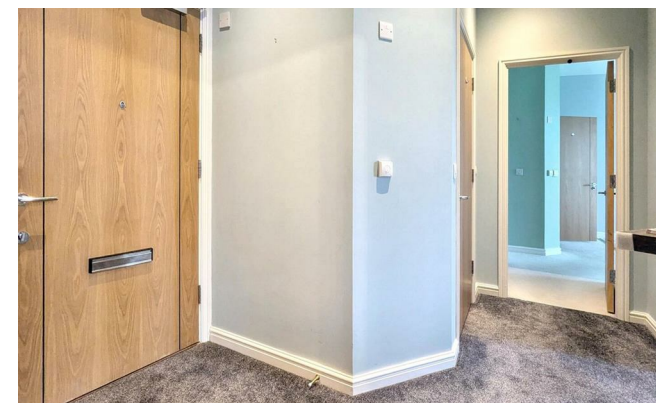


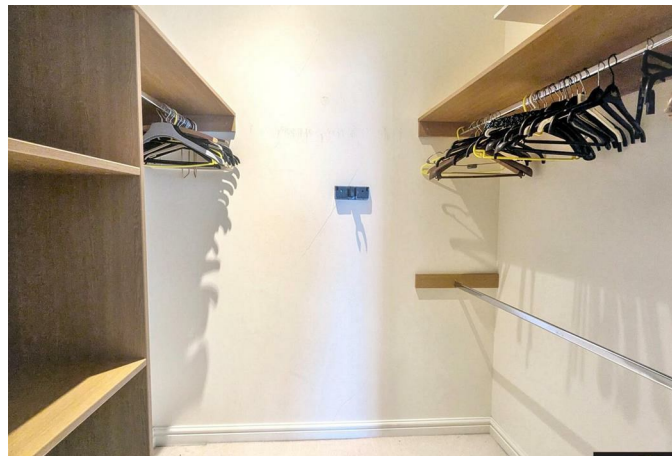


## Harbour Lights Court

North Quay, Weymouth DT4 8DW

- Elegant Ground Floor Retirement Apartment with Marina Views
  - Spacious Lounge / Dining Room
  - Main & En-Suite Shower Rooms
  - Exceptional Communal Facilities
- Walking Distance of Weymouth Harbour & Town Centre
- Two Double Bedrooms
  - Modern Fitted Kitchen
  - Double Glazing & Gas Central Heating
  - Secure Underground Allocated Space (Subject to Availability)
  - No Onward Chain

**Asking Price £180,000 Leasehold**



## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Hallway

#### Lounge / Dining Room

14'8" max x 26' max

#### Kitchen

7'8" max x 9'4" max

#### Bedroom One

12'3" max x 25'11" max

#### En-Suite Shower Room

6'11" max x 7'3" max

#### Wardrobe

6'3" max x 4'5" max

#### Main Shower Room

5'7" max x 4'10" max

#### Store Room

5'9" max x 4'2" max

### COMMUNAL AREAS

#### Homeowners Lounge & Balcony

#### Landscaped Gardens with Seating Areas

#### Laundry Room

#### Mobility Scooter Store

#### Underground Parking (Subject to Availability)

We are delighted to offer for sale this elegant ground-floor retirement apartment in the highly regarded Harbour Lights Court retirement development. Designed in a Georgian style and ideally located adjacent to Weymouth's Inner Harbour, the property enjoys lovely harbour views and boasts two double bedrooms, a modern fitted kitchen, contemporary en-suite and main shower rooms. The apartment is presented in excellent decorative order and has mainly new carpeting throughout. As well as beautifully appointed accommodation, residents of Harbour Lights enjoy the benefits of a 24-hour careline intercom system, an allocated underground parking space, guest suite and exceptional communal facilities. The apartment comes to the market with no onward chain.

The apartment accommodation comprises a spacious lounge/dining room with a front-facing double-glazed window enjoying views across the inner harbour and providing ample space for both seating and dining furniture. The kitchen is fitted with a modern range of matching wall and base units, integrated electric hob, oven, fridge freezer and dishwasher.

The two bedrooms are well proportioned doubles and feature a double-glazed window with harbour views. The main bedroom benefits from a walk-in wardrobe and a contemporary en-suite shower room with double shower cubicle, vanity wash hand basin and WC. The main shower room features a low-level WC, wash hand basin and a corner shower cubicle.

Harbour Lights Court offers a range of superb

communal amenities including an impressive entrance lobby, residents' lounge with access to a terrace overlooking the harbour, landscaped gardens with seating areas, laundry facilities, mobility scooter park and a guest suite available (at a small cost) for visitors. An allocated parking space is provided within the underground car park.

The property is centrally located, close to the picturesque inner harbour, a variety of shops, amenities and regular bus services. Hope Square, the old harbour and Weymouth Town Centre are a short stroll away.

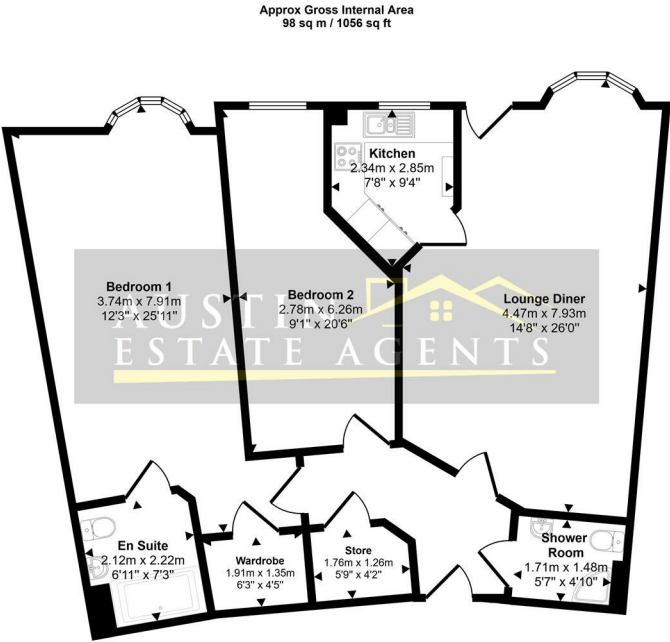
We are informed that the lease is 125 years with 114 years remaining. The ground rent is £495.00 per annum and the service charge is £438.00 per calendar month. An annual charge of £250.00 is payable for the underground car park. Pets and residential lettings are permitted.

What your service charge covers:

- A dedicated House Manager to ensure the development operates smoothly
- Full maintenance of the building and grounds, including window cleaning, gardening, exterior upkeep and all communal areas
- A 24-hour emergency call system for peace of mind
- Monitored fire alarms and secure door camera entry systems
- Lift servicing and maintenance
- Heating and lighting in all communal areas
- A contingency fund, covering both internal and external redecoration of communal areas
- Buildings insurance, along with water and sewerage rates



Local Authority **Dorset**  
Council Tax Band **D**  
EPC Rating



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Austin Property Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

