



35 Swannery Court, Weymouth, DT4 7TY
Asking Price Of £235,000 Leasehold



Swannery Court, Weymouth

2 Bedrooms, 2 Bathroom

Asking Price Of £235,000

- Retirement Apartment
- Marina Views
- Two Bedrooms
- southerly Aspect
- 24 Hour Careline System
- Ensuite to Master



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We are delighted to present for sale this well-appointed two double bedroom first-floor apartment, ideally situated within the highly desirable Swannery Court retirement development. Perfectly located close to the town centre, inner harbour, and esplanade, the property enjoys beautiful open views over the marina and lake from its private, south-facing balcony. The apartment is lift-served and offers spacious, very warm, comfortable accommodation comprising a bright lounge/dining room, a fitted kitchen, a shower room, and a master bedroom with ensuite shower room, and a 2nd double bedroom.

Residents of Swannery Court benefit from a secure gated entrance, well-maintained communal gardens, full fibre Internet capability, residents' parking, a welcoming residents' lounge with varied weekly activities & entertainments, laundry room, guest suite, on-site house manager, and a 24-hour Careline system in every room for added peace of mind.

This superb property is offered for sale with no forward chain, and early viewing is highly recommended to fully appreciate its location, outlook, and excellent facilities.

COMMUNAL ENTRANCE Giving access to the House Manager, residents' lounge and laundry room with lift and stairs up to the first floor. Follow hall to the right; Flat 35 can be found at the end of the hall. Door with wall-mounted key safe and security peephole into:

ENTRANCE HALL 'L'-shaped entrance hallway with security entry phone system, built-in storage cupboard housing Pulsacoil hot water

cylinder with shelving for airing and storage, electric storage heater, full-length wall mirror, useful shelf for keys etc., doors into:

LOUNGE/DINER 23' 6" x 11' 2" (7.16m x 3.4m) A double aspect, irregular shape, spacious room with front and side aspect UPVC double glazed windows, French doors with step down to private balcony, two electric storage heaters, TV aerial and FM point, FreeSat connection point with FreeSat 'Humax' HD Recorder available (contact agent), large wall mirror and fitted shelves in alcove, BT point, double opaque glazed doors into kitchen.

BALCONY With fitted light, enjoying a sunny aspect from morning to evening and providing an area suitable for alfresco dining and enjoying far-reaching views across Weymouth Marina, Radipole Lake and Nature Reserve. Perfect for drinks as the sun sets.

KITCHEN 8' 7" x 7' 8" (2.62m x 2.34m) Rear aspect UPVC double glazed window enjoying far-reaching views across Radipole Nature Reserve to Hardy's Monument, with roller blind.

Fitted kitchen comprising a range of matching wall and base units with laminate worksurfaces over and complementary tiling to splashback areas, inset single bowl sink unit, free-standing Zanussi electric cooker with ceramic hob and extractor above, space for free-standing fridge-freezer, wall-mounted 'Creda' electric fan heater, plug-in portable doorbell chime.

MASTER BBEDROOM 24' 4" x 9' 3" (7.42m x 2.82m) Front aspect UPVC double glazed window enjoying views towards Weymouth

Marina, built-in double wardrobes with mirrored bi-fold doors, TV/FM aerial point, electric storage heater, built-in storage cupboard housing electric consumer unit and meter, door into:

ENSUITE A fully tiled room comprising: Walk-in double shower cubicle with half-height opaque panel and shower curtain, 'Mira' electric thermostatic shower with adjustable shower head and fitted seat, vanity unit with semi-recessed basin, strip light with shaver socket above, close-coupled WC, wall-mounted extractor fan, 'Creda' electric fan heater.

BEDROOM TWO 19' 11" x 8' (6.07m x 2.44m) Front aspect UPVC double glazed window enjoying views towards Weymouth Marina, electric storage heater. Built-in double wardrobe with shelves and mirrored sliding doors.

MAIN SHOWER ROOM Rear aspect UPVC opaque double-glazed window, a fully tiled room comprising: Shower enclosure with 'Mira' thermostatic shower valve with adjustable shower head, vanity unit with semi-recessed basin, strip light with shaver socket above, close-coupled WC, wall-mounted extractor fan, 'Creda' electric fan heater, electric towel rail, wall mounted cupboard with mirrored doors

OUTSIDE Well-maintained communal garden area and informal residents' parking

PETS: Pets are permitted in Swannery Court with prior written consent from the management company.









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