



Swannery Ct, Weymouth, DT4 7TY
£130,000 Leasehold


MARTIN&CO

Swannery Ct, Weymouth

1 Bedroom, 1 Bathroom

£130,000

- No Onward Chain
- Minutes walk to Weymouth Beach and Town
- Resident Parking
- Visitor Parking
- Lift to all Floors
- 24/7 Careline
- Communal Facilities



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		



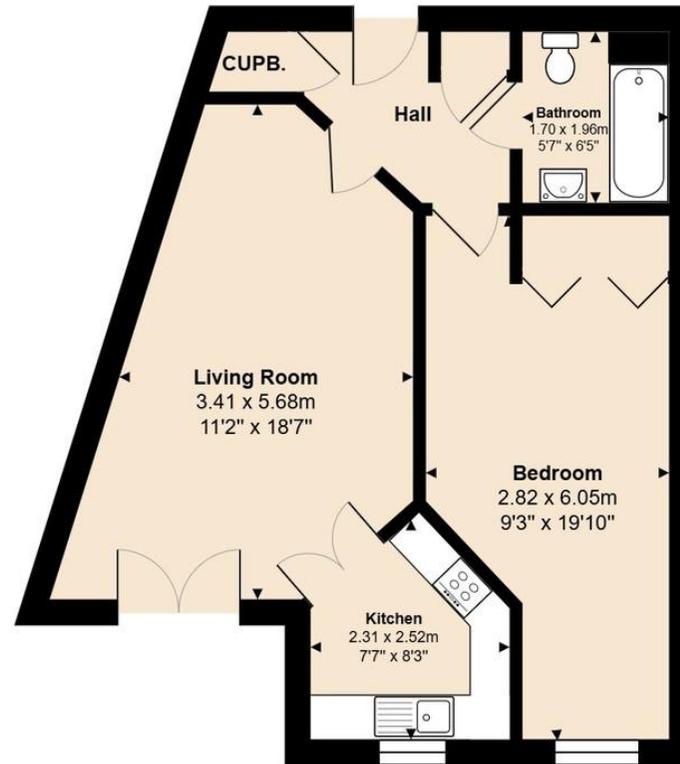
This delightful one-bedroom flat, situated on the second floor of a WELL-MAINTAINED RETIREMENT COMPLEX, offers a truly relaxed and convenient lifestyle for the OVER 55s. Just a pleasant 5-minute walk will take you to the vibrant heart of WEYMOUTH TOWN CENTRE – with its shops, restaurants, and bustling HARBOUR/BEACH. This well-positioned flat benefits from the convenience of a LIFT to all floors, meaning stairs are never a worry. You'll also have the peace of mind that comes with RESIDENT AND VISITOR PARKING, and a dedicated 24/7 CARELINE SERVICE, providing support whenever you need it. The complex boasts wonderful COMMUNAL FACILITIES – a perfect place to socialise with neighbours and build new friendships. This property is offered with NO ONWARD CHAIN, making for a smooth and straightforward move.

LEASE INFORMATION The vendor has informed us that the lease has 101 years remaining.
The ground rent is £350 per year
The service charge information is pending





Flat 44, Swannery Court



Total Area: 46.7 m² ... 503 ft²

All measurements are approximate and for display purposes only

Martin & Co Weymouth

2 St Thomas Street • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>


MARTIN&CO

Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.