



## 1 bed retirement property to buy in DT4

Commercial Road, Weymouth, Dorset, DT4 7TY

**£85,000** Starting Bid

🏠 x1 🚗 x1 🚰 x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Ground Floor Retirement
- ✓ Direct Access to Private Patio overlooking Communal Gardens
- ✓ Spacious Lounge / Dining Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

We are delighted to bring to the market, via auction, this spacious and well-presented ground floor retirement apartment, offered for sale with no onward chain.

The property features a bright and generously sized lounge with double-opening French doors leading directly onto a private patio area and overlooking the attractive communal gardens. The fitted kitchen offers a range of eye-level and base units along with integrated appliances, creating a practical space.

The accommodation further comprises a spacious double bedroom with built-in wardrobes and double-glazed windows enjoying views across the communal gardens. The welcoming entrance hallway includes a large walk-in storage cupboard, while the shower room is fitted with a low-level WC, wash hand basin, and a large independent double shower cubicle.

Swannery Court offers excellent communal facilities including residents' lounges where regular social activities, coffee mornings, and gatherings take place. Additional benefits include guest bedrooms available upon request, communal laundry facilities, and gated residents' access.

Ideally situated within easy walking distance of Weymouth town centre, this development provides independent retirement living with a welcoming community atmosphere.

We are informed the lease is 125 years in length with 101 remaining. The ground rent is £774.38 per annum and the service charge is £2,939.92. Residential lettings are permitted. Existing pets are allowed but may not be replaced.

Entrance Hallway

Lounge / Dining Room 3.28 max x 6.02 max (10'9" max x 19'9" max)

Kitchen 2.34 max x 2.45 max (7'8" max x 8' max)

Bedroom 2.77 max x 5.75 max (9'1" max x 18'10" max)

Shower Room 1.69 max x 2.10 max (5'7" max x 6'11" max)

## COMMUNAL AREAS

Residents Lounge

Laundry Room

Guest Suite

Communal Gardens

Communal Car Park

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £774.00

Annual Service Charge Amount: £3,099.00

Price: Starting Bid £85,000

Property Type: Retirement property

Parking: Residents, Communal

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Level access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

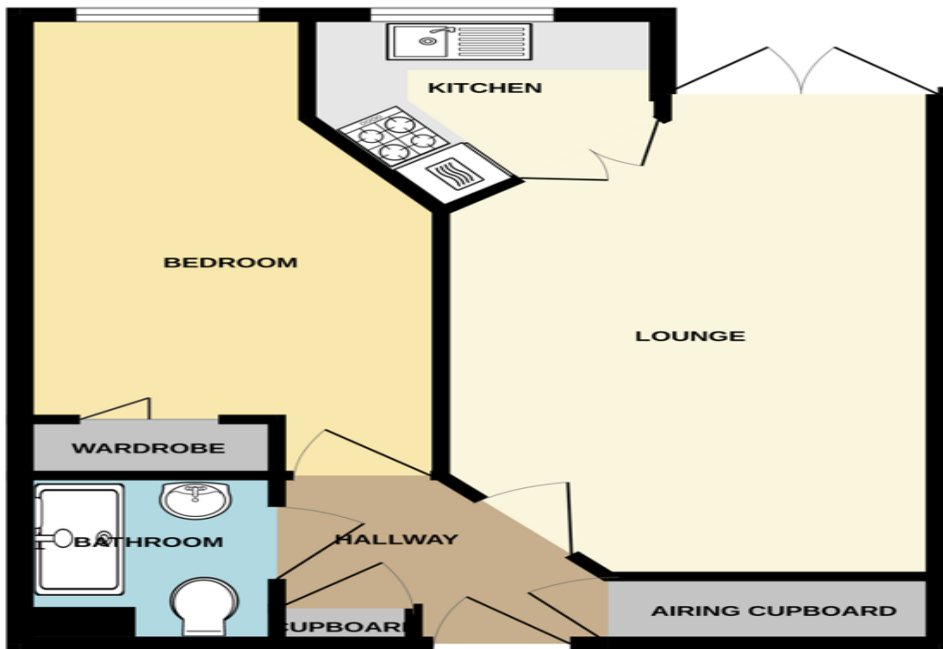
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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