

# PRICE REDUCTION



McCarthy & Stone  
RESALES



19 Harbour Lights Court North Quay, Weymouth, DT4 8DW  
Asking price £285,000

LEASEHOLD

For further details  
please call 0345 556 4104

# 19 Harbour Lights Court North Quay, Weymouth, DT4 8DW

A beautiful TWO BEDROOM, TWO BATHROOM retirement apartment, situated on the upper ground floor. This development boasts a Stunning Harbourside location with VIEWING TERRACE from communal lounge.

## INTRODUCTION:

Constructed in late 2015 by award-winning retirement developer McCarthy and Stone, Harbour Lights Court is a very clever development sympathetically designed to blend perfectly into the Harbourside architecture of North Quay. The working Harbour and its moorings provides constant activity and interest and is also the location for many exciting events throughout the year. Harbour Lights Court is conveniently located within around half a mile easy walk of the main retail centre and just a little further to the Esplanade and Weymouth's famous three mile long sandy beach. Nearer to the development an Asda superstore is less than 5 minutes walking distance and there are a number of pubs and restaurants close by.

Apartment 19 at Harbour Lights Court occupies a favourable position on the Upper Ground Floor. The apartment is very spacious, light and airy and of a style that sits perfectly within the Georgian facade of the development. It is within easy access of the lift service to all other floors and the excellent facilities of the development. A really comfortable sitting room links to a quality modern kitchen complete with integrated appliances. There are two good bedrooms; the master bedroom having en-suite facilities and there is second shower room.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Harbour Lights Court; there are always a variety of regular activities to choose from including; coffee mornings, film nights and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

Harbour Lights Court enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens that prove

a popular place for home owners to gather in the warmer weather to while-away the hours, and socialise over a glass of wine or two! In addition, there is a laundry, scooter store and onsite parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list.

## ENTRANCE HALL:

A long Hallway with wallspace for typical hall furniture and having a solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store cupboard with light and shelving housing the Gledhill boiler supplying hot water, and the 'Vent Axia' heat exchange unit providing an economic heat recovery system. Feature glazed panelled door to Sitting Room.

## SITTING ROOM:

A comfortable and welcoming room, aided by the natural light flooding through the glazed 'sash style' window and French door. The door opens on to a small terrace at street level where views to the Harbour can be enjoyed. there is a Focal point fireplace with inset 'log-effect' electric fire

## KITCHEN:

With a quality range of soft white high-gloss fronted fitted units with woodblock effect laminate worktops with matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with glass splash back and stainless steel chimney extractor hood over, waist-high oven with 'tilt and slide' door and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

## MASTER BEDROOM:

A lovely well-proportioned double bedroom with a glazed sash style window. There is a walk-in wardrobe with auto-light, hanging rails and shelving. A door leads to the En-Suite facilities.

## EN-SUITE SHOWER ROOM:

Modern white suite comprising; WC, vanity wash-basin with cupboard unit below and mirror with integral light above, corner shower cubicle with both a 'raindrop' and traditional shower heads. Heated ladder radiator, emergency pull cord, ceiling spot lights. Fully tiled walls and floor.

## SECOND BEDROOM:

Dual aspect glazed sash style windows, recently purchased free-standing double wardrobe.

## SHOWER ROOM/WC:

Modern white suite comprising; WC, vanity wash-basin with cupboard unit below and mirror with integral light above, level access shower with both 'Raindrop' and traditional shower heads and glazed shower screen. Heated ladder radiator, emergency pull cord, ceiling spot lights. Fully tiled walls and floor.

## SERVICE CHARGE

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

## GROUND RENT

Lease 125 Years from 2015  
Ground Rent £495.







**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

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Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
 Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
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