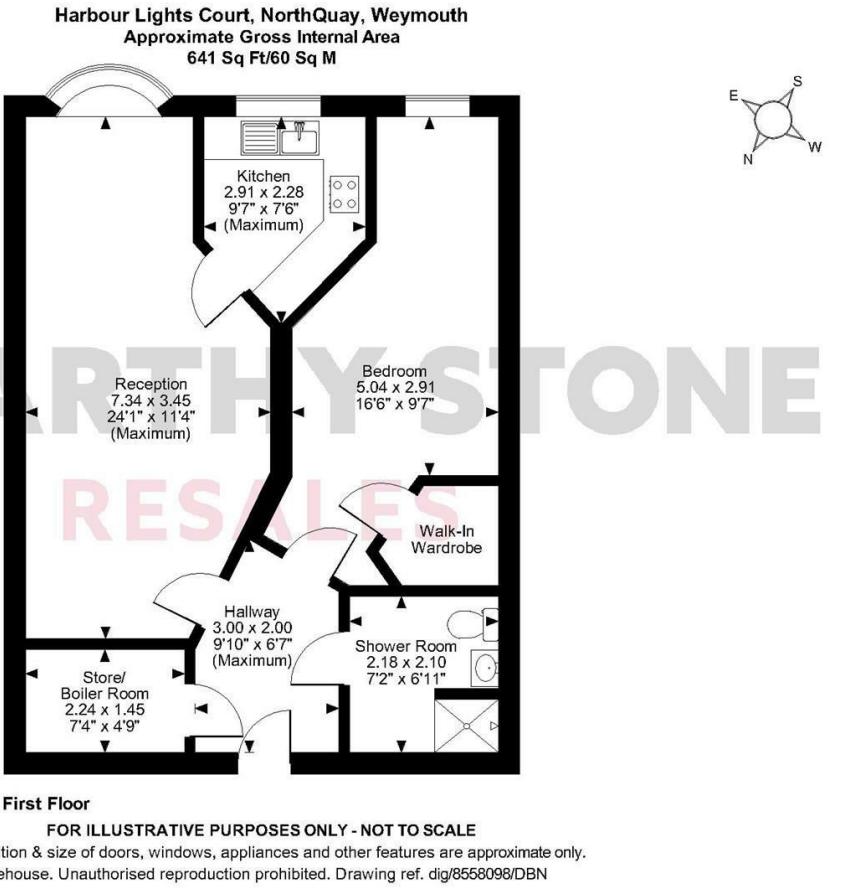


McCarthy Stone
RESALES



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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RESALES

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RESALES

32 HARBOUR LIGHTS COURT
NORTH QUAY, WEYMOUTH, DT4 8DW



McCarthy Stone are delighted to present this spacious ONE BEDROOM Retirement apartment, situated on the FIRST FLOOR, just a stones throw away from the popular & vibrant WEYMOUTH HARBOUR. Featuring a bright living room & kitchen with a SOUTH-EAST aspect.

ASKING PRICE £190,000 LEASEHOLD

For further details, please call **0345 556 4104**
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HARBOUR LIGHTS, NORTH QUAY, WEYMOUTH

INTRODUCTION

Constructed in late 2015 by award-winning retirement developer McCarthy Stone, Harbour Lights Court is 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.

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 House Manager who 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 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Harbour Lights Court with a variety of regular activities to choose from. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

Harbour Lights Court enjoys excellent communal facilities including a fantastic homeowners lounge and a beautiful landscaped garden that proves 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 room, scooter store and onsite parking available by annual permit (subject to availability) for which there is a charge of around £250.



No.32 is positioned on the quieter side of the development with close access to both lifts and offers a lovely bay window in the living room with a South Eastly aspect. The modern kitchen and shower room are well equipped and the double bedroom offers a walk in wardrobe. The apartment has also been recently fitted with brand new carpets throughout.

ENTRANCE HALLWAY

Entered via 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/airing cupboard with light, shelving, Gledhill boiler supplying hot water and the 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.

LIVING ROOM

A spacious room with an attractive bay window with a South Eastly aspect. Two feature ceiling lights. TV aerial and BT telephone points and raised level plug sockets for ease of use. Glazed, panelled door leads to kitchen.

KITCHEN

Electrically operated glazed sash window for ease of use. Quality range of soft cream gloss fronted fitted units with woodblock effect laminate worktops and matching upstands incorporating a stainless steel inset sink unit. Integrated appliances include; 'Neff' four-ringed halogen hob with a contemporary glass splash panel and stainless steel chimney hood over, waist-high oven with 'tilt and slide' door, fridge and freezer. Ceiling spot light fitting and plank effect flooring.

DOUBLE BEDROOM

A good sized double bedroom with a glazed sash style window. Walk-in wardrobe with auto-light, hanging rails and shelving. TV aerial and BT telephone points and raised level plug sockets for ease of use.

SHOWER ROOM

Modern, fully tiled suite. WC, wash-basin with mirror with integral light above and useful storage below, level access shower with both 'Raindrop' and traditional shower heads, grab rail and glazed screen. Heated ladder radiator, emergency pull cord, ceiling spot lights.



1 BED | £190,000

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows and exterior of all apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and House Manager
- Upkeep of grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The cost of the excellent House Manager who oversees the running of the development

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,178.80 per annum (for financial year ending 30/09/2024)

LEASE INFORMATION

Lease Length: 125 years from the 1st Jan 2015

Ground Rent: £425 per annum

Ground rent review date: 1st Jan 2030

