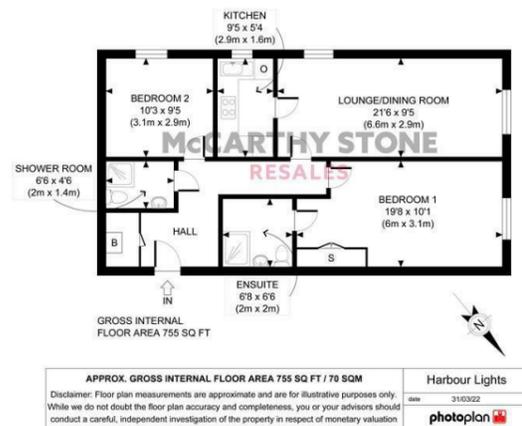
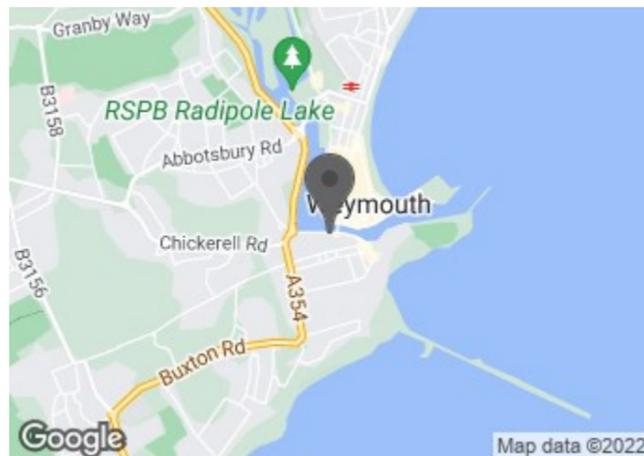


McCARTHY STONE RESALES

35 HARBOUR LIGHTS NORTH QUAY, WEYMOUTH, DT4 8DW



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.



This is a beautifully presented light and spacious two bedroom first floor Retirement Apartment corner apartment with double aspect lounge ensuite shower room.

ASKING PRICE £289,950 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HARBOUR LIGHTS, NORTH QUAY, WEYMOUTH

SUMMARY

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.

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 overseas 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 HALLWAY

A good-sized hall with space 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/airing cupboard with light, shelving, Gledhill boiler supplying hot water and the 'Vent Axia' heat exchange unit. Feature glazed panelled door to Sitting Room.

LIVING ROOM WITH DOUBLE ASPECT

A very light and spacious lounge courtesy of the double aspect.

KITCHEN

Electrically operated glazed sash window. 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 hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-high oven with 'tilt and slide' door and concealed dishwasher, fridge and freezer. Ceiling spot light fitting and plank effect flooring.

BEDROOM ONE

A very large double bedroom with a glazed sash style window Double wardrobe hanging rails and shelving. A door leads to the En-Suite facilities.

2 BED | £289,950

EN-SUITE

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

BEDROOM TWO

Another excellent double bedroom and glazed sash window.

SHOWER ROOM

Modern white suite comprising; WC, pedestal wash-basin with mirror with integral light above, corner shower cubicle with both 'Raindrop' and traditional shower heads and glazed enclosure. Heated ladder radiator, emergency pull cord, ceiling spot lights. Fully tiled walls and floor.

SERVICE CHARGE (BREAKDOWN)

- 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,764.66 pa (for financial year ending 10/22)

LEASE INFORMATION

Lease Length: 125 years from 2015
Annual ground Rent: £435
Ground rent review date: Jan 2030

