



**Asking Price £95,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

8, Ryan Court Grosvenor Road, Weymouth, Dorset, DT4 7QL

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Sales & Lettings  
Retirement Property Specialists

# Ryan Court

Ryan Court in Weymouth is a development of 18, one and two-bedroom retirement apartments situated in an ideal position close to the essential amenities and a mile away from the town centre.

Weymouth is a seaside town in Dorset ideally situated for exploring much of the lovely surrounding countryside and coastline. There are excellent shopping facilities including a pedestrianised town centre, pubs, wine bars and places to eat. Set in a county of outstanding natural beauty with fine coastal scenery, rolling hills and unspoilt picturesque village, Weymouth has a wealth of attractions that can be enjoyed year round.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Ryan Court has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Ryan Court Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Ryan Court Lodge requires at least one apartment Owner to be over the age of 55.



# Property Overview

**\*\*TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\***

**\*\*SOUTH WEST FACING\*\***

Situated in a fantastic position in the development is this delightful two bedroom apartment. The property provides spacious accommodation and is presented in good order throughout.

The living room offers ample space for living and dining room furniture. Large windows provide lots of natural light, a benefit from being South Westerly facing.

The kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob and space for a fridge/freezer. A large window provides light and ventilation.

Bedroom one is a good sized double with a built in wardrobe. A large bay window keeps this lovely room bright and airy.

Bedroom two is another good sized double. This room could also be used as a separate Living Room, Study or Hobby Room.

The shower room offers an adjustable shower with a shower screen and a handrail, a WC and a wash hand basin.

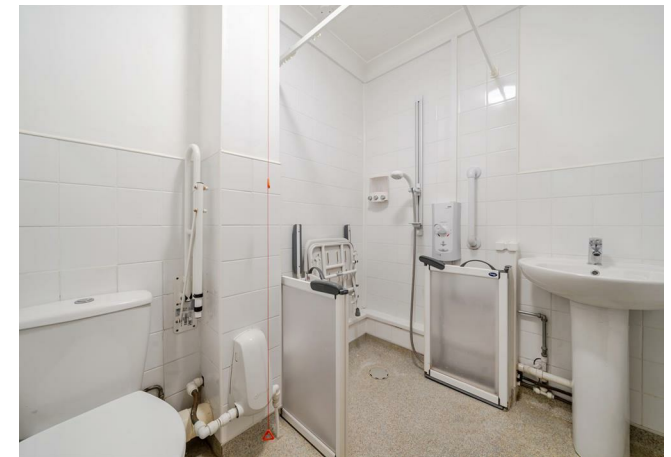
Perfectly complimenting this wonderful apartment are two useful storage cupboards, one located in the hallway and one in the living room.

This apartment simply must be viewed!



# Features

- Two bedroom first floor apartment
- Good decorative order
- Fitted Kitchen with appliances
- Lodge Manager available 5 days a week
- Owners' Lounge
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Buggy store with charging points
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year ending 31st August 2026)  
£4,997.49 per annum.

Ground rent of £109.16 is billed in both March and September each year and is collected by Estates & Management Limited.

Council Tax Band B

125 year Lease commencing February 1987

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance and lodge manager.

Please refer to the Landlord regarding the Transfer fee.

Approximate Area = 600 sq ft / 55.7 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1397748

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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