




£1,000 PCM

2 Bedroom, Apartment - Retirement

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

 **0800 077 8717**

 **lettings@churchillsl.co.uk**

 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

8 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 Retirement 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 Retirement 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.



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Property Overview

Churchill Sales & Lettings are pleased to be marketing this two bedroom first floor apartment.

The bright and airy Lounge offers ample space for living and dining room furniture.

The Kitchen is accessed via the Lounge and 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 with extractor hood over, a fridge and a freezer. The kitchen also benefits from a window.

The master Bedroom is a generous double room with a useful built in wardrobe and plenty of space for additional bedroom furniture if required.

The second bedroom is a smaller double and can be used as a bedroom or office space.

The wet room has an electric shower, a handrail, a WC and wash hand basin.

The apartment also benefits from a storage cupboard located in the hallway.



Features

- One bedroom first floor retirement apartment
- Good decorative order
- Modern Fitted Kitchen
- 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 Retirement Living developments across the country.
- Rent includes water & sewerage rates



Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax Band A

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.

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

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

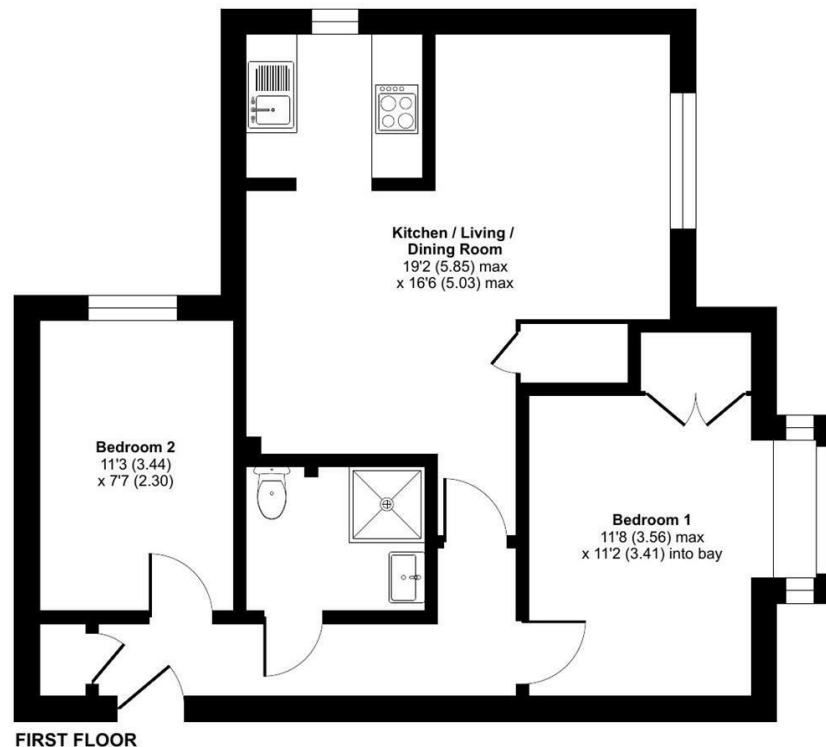
Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

Approximate Area = 600 sq ft / 55.7 sq m

For identification only - Not to scale



FIRST FLOOR

EPC Rating:



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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