



**Asking Price £99,950 Leasehold**

**1 Bedroom, Apartment - Retirement**

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

📞 0800 077 8717

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**Churchill**  
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

DRAFT PARTICULARS - Awaiting verification from the seller

**\*\*ONE BEDROOM GROUND FLOOR APARTMENT WITH PATIO\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with patio which is presented in good order throughout.

The living room offers ample space for living and dining room furniture. An archway leads through to the kitchen and a French door leads out to a private patio area with access to the communal gardens.

The kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over and a fridge,/freezer.

The bedroom is a good size double room with a useful built in wardrobe and plenty of space for additional bedroom furniture if required. A window keeps this room bright and airy.

The shower room offers a large walk in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!



# Features

- One bedroom ground floor apartment with patio
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Buggy store with charging points
- Communal gardens & buggy store
- 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 is collected by Proxima.

Council Tax Band B

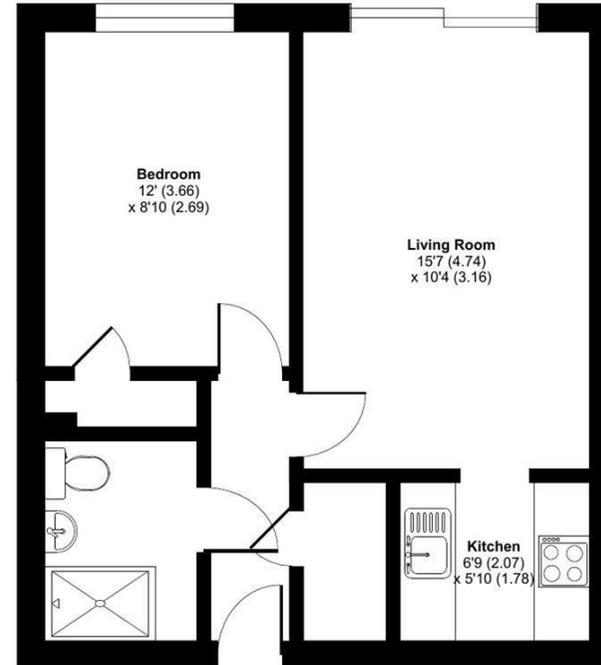
125 year Lease commencing February 1987

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 = 429 sq ft / 39.8 sq m  
For identification only - Not to scale



EPC Rating: D

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1429520

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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