



AUSTIN   
ESTATE AGENTS

## Hardy's Court

Dorchester Road

Lodmoor

Weymouth

DT4 7NL

**£170,000**

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### SUMMARY

- Purpose Built Retirement Block
- Lift Access to All Floors
- One Bedroom
- Open Plan Lounge / Diner
- Modern Fitted Kitchen
- Shower Room
- Communal Facilities
- Visitor Suite
- Beautiful Communal Grounds
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Dining Room** 23' 4" x 10' 8" > 6' 9" (7.11m x 3.26m > 2.07m)

**Kitchen** 7' 2" x 7' 7" (2.19m x 2.32m)

**Bedroom** 17' 4" x 9' 1" > 5' 2" (5.29m x 2.78m > 1.58m)

**Shower Room** 6' 10" x 5' 6" (2.08m x 1.68m)

### COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

Parking



## THE PROPERTY

We are delighted to offer to the market a light and airy, one-bedroom, purpose-built retirement flat. This well presented apartment offers an open plan lounge/diner, kitchen, one double bedroom and shower room. Situated in the well regarded development of Hardy's Court, which boasts a well serviced communal areas including a residents' lounge, laundry room, guest suite and beautiful gardens.

Within the apartment, the initial entrance hallway hosts the secure communal door entry system and provides a large storage cupboard, suitable for vacuum cleaners, shoes and coats with an additional storage cupboard housing the electric fuse box and electric meters. The accommodation comprises a spacious, open plan, lounge / dining room with fitted electric fire. A Juliet balcony offers a pleasant outlook over the side gardens. The kitchen is accessible from the lounge / dining room via double doors and has a range of wall and base level units with integrated AEG Electrolux cooker, four ring electric hob with extractor, under counter fridge and freezer.

The bedroom is a generous size with a double glazed window and includes a fitted double wardrobe. There is a range of power sockets including television and satellite ports, as well as an additional telephone point. The shower room is modern and has a walk in double shower cubicle with mains shower, vanity wash hand basin, low-level WC and extractor fan as well as a light above the basin with a shaver point.

Hardys Court was built by the highly regarded McCarthy & Stone in 2007 and consists of 38 apartments arranged over two floors, each served by a lift. The house manager can be contacted from various points within each property. In the case of an emergency, there is a 24hr care-line response for when the house manager is off duty.

The development is conveniently positioned in close proximity to shops, bus stops and other amenities. The lively community of Hardys Court have a social committee who host a range of activities such as weekly coffee mornings, afternoon teas and bingo. Cats and dogs are generally accepted; however, they are not to be replaced (subject to lease terms and landlord permission). To purchase an apartment, a potential buyer must be at least sixty years old. Where a couple is purchasing, only one person must be over sixty, and the other person over fifty-five.

For more information, or to book an appointment to view, please contact Austin Estate Agents.

We understand that the lease has approximately 108 years remaining. The service charges are £2,320.56 per annum and the ground rent is £395.00 per annum.



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B      TENURE: Leasehold**

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**MONEY LAUNDERING REGULATIONS 2003**  
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.