



AUSTIN 
ESTATE AGENTS

Hardys Court

Dorchester Road

Lodmoor

Weymouth

Dorset

DT4 7NL

£200,000

SUMMARY

- Second Floor Retirement Apartment (with Lift)
- One Double Bedroom
- Spacious Lounge / Diner
- Private Balcony with Garden Views
- Fitted Kitchen
- Well Appointed Bathroom
- Communal Lounge, Laundry, Guest Suite & Parking
- Well Maintained Communal Gardens
- Close to Local Shops & Amenities
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 11' 1" plus recess x 17' 2" (3.38m plus recess x 5.24m)

Balcony 5' 10" x 6' 2" (1.78m x 1.89m)

Kitchen 5' 7" x 8' 9" (1.71m x 2.66m)

Bedroom 10' 0" max x 16' 7" max (3.05m max x 5.05m max)

Bathroom 5' 8" x 6' 10" (1.72m x 2.09m)

COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

Parking



THE PROPERTY

We are pleased to offer for sale this beautiful, spacious and light apartment within the sought after retirement development of Hardy's Court. The property benefits from a lounge / diner, private balcony, modern fitted kitchen, large bedroom and a modern fitted bathroom with electric heating and double glazing throughout. The apartment comes to the market with no onward chain.

An entrance door leads into an inviting reception hallway with a double glazed window to the side aspect and doors to the lounge / diner, bedroom, bathroom and a large walk-in storage cupboard with access to a loft. The security entry and warden control systems are located here. The lounge / diner is spacious with excellent natural light from dual aspect windows and a glazed door leading to the private balcony, which offers delightful views of the attractive communal gardens as well as the surrounding area. From the lounge / diner access is gained to an additional storage cupboard and the kitchen. The kitchen is tastefully fitted with a modern range of matching eye level and base units with integral appliances including a fridge, freezer, halogen hob, extractor fan, electric eye level oven and wall mounted duplex heater.

The bedroom is well proportioned and tastefully decorated with a double glazed window overlooking the communal gardens and a complementary range of built-in fitted wardrobes. The bathroom comprises a low level WC, vanity wash hand basin, panelled bath with shower over, extractor fan, wall mounted duplex heater, heated towel rail and shaving point with complementary tiling and an obscure double glazed side aspect window.

The apartment has use of the communal gardens, laundry room and a communal lounge area. Visitors have access to a guest suite via a booking system. Hardy's 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 Hardy's 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.

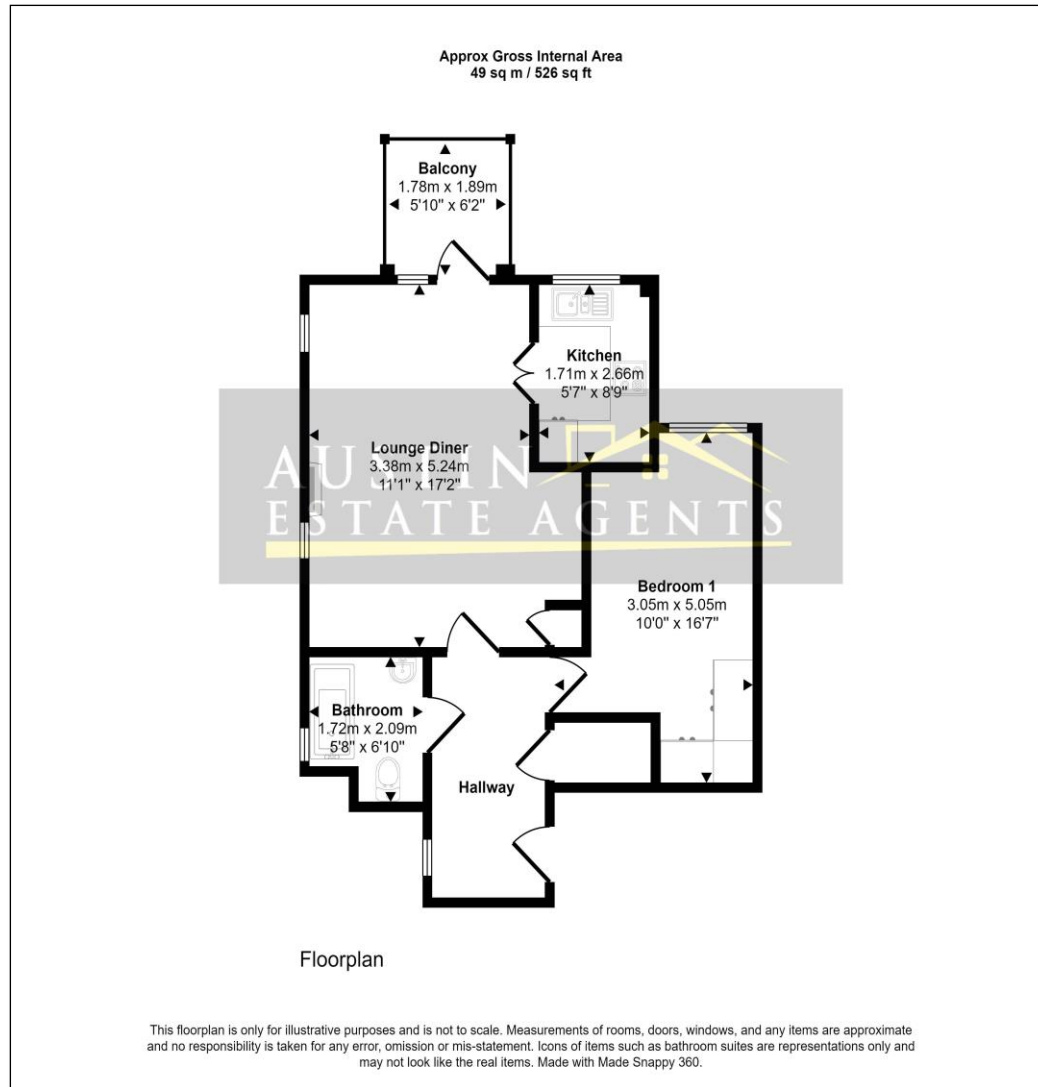
For more information, or to book an appointment to view, please contact Austin Estate Agents.

The vendor informs us 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.

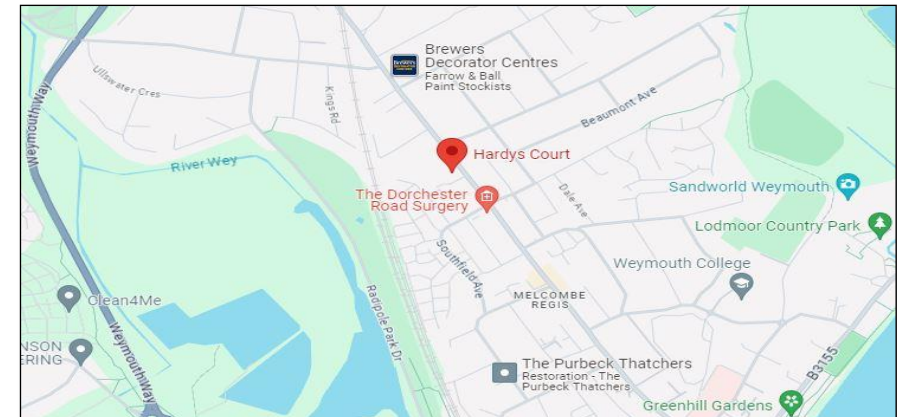




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 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.