



AUSTIN 
ESTATE AGENTS

Hardys Court

Dorchester Road

Lodmoor

Weymouth

DT4 7NL

£210,000

SUMMARY

- Ground Floor Retirement Apartment
- One Double Bedroom
- Spacious Lounge / Diner
- Well Appointed Kitchen & Shower Room
- Direct Access to Communal Gardens
- Communal Lounge, Laundry & Guest Suite
- House Manager & 24hr Care Line
- Off-Road Parking
- Beautiful Communal Gardens
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge/Diner 17' 5" x 11' 2" (5.30m x 3.40m)

Kitchen 8' 10" x 5' 7" (2.69m x 1.70m)

Bedroom 15' 5" x 8' 6" (4.70m x 2.59m)

Bathroom

EXTERIOR

Communal Lounge & Kitchen

Communal Laundry Room

Guest Suite

Communal Gardens

Parking Area



THE PROPERTY

Austin Estate Agents are pleased to offer for sale, with no onward chain, this well-presented one bedroom, ground floor retirement apartment, which has been recently decorated and boasts a spacious lounge / diner with direct access to the attractive communal gardens, fitted kitchen, large bedroom and well appointed shower room. The well maintained retirement complex enjoys a plethora of communal areas including lounge, kitchen, laundry, parking and guest suite.

The spacious lounge has a double glazed panelled door which overlook and lead to the well-maintained communal gardens. The lounge area enjoys a southerly aspect and therefore benefits from an abundance of sunshine throughout the day. Accessed via glazed doors in the lounge is the modern kitchen, which is fully fitted with integral appliances. The bedroom is an excellent size and enjoys fitted wardrobes with dual aspect double glazed windows overlooking the communal gardens. The shower comprises a low level WC, vanity wash hand basin and a large independent shower cubicle. The apartment benefits from a large storage cupboard in the hall. 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.

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).

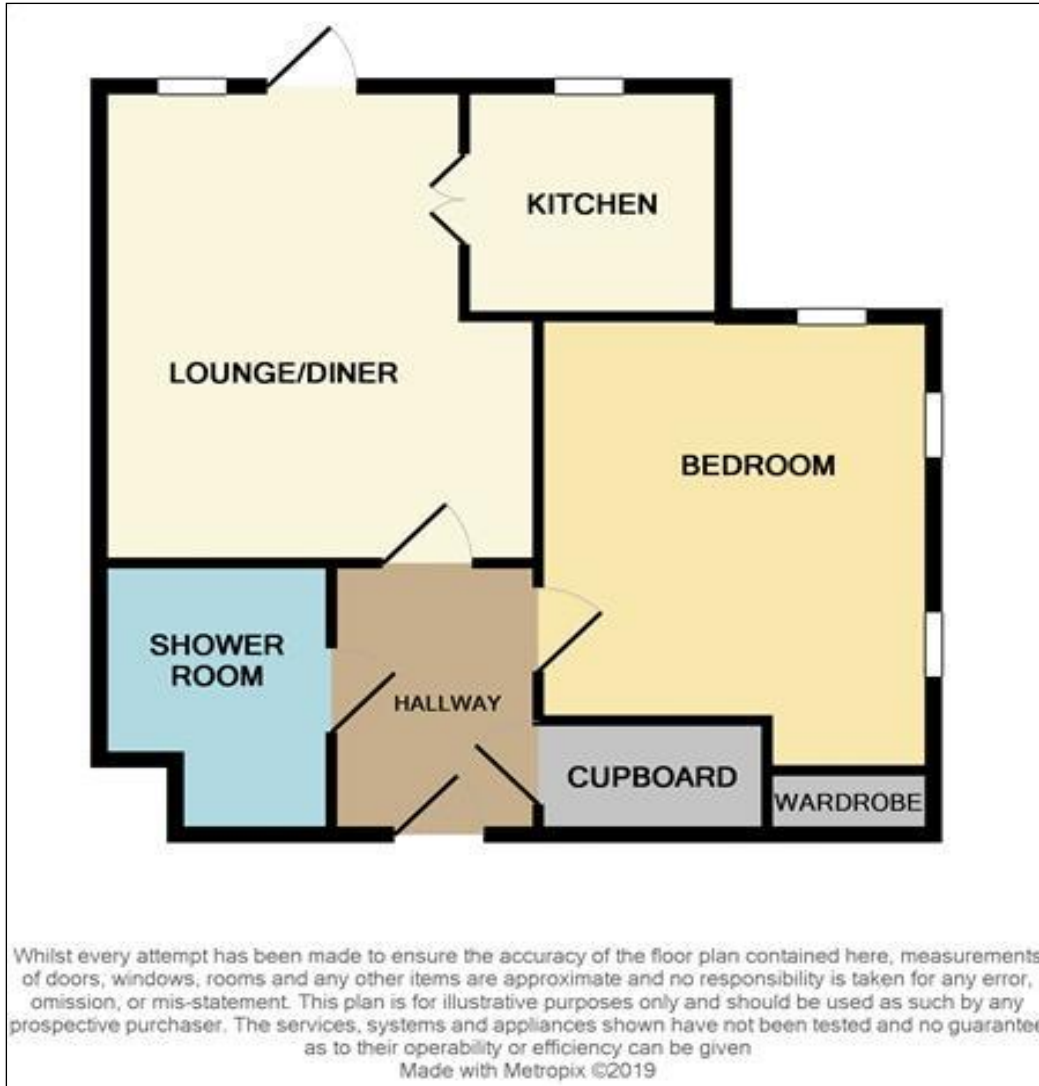
To purchase an apartment, a potential buyer must be at least sixty years old. Where a couple is purchasing, only one person must be over sixty, and the other person over fifty-five.

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

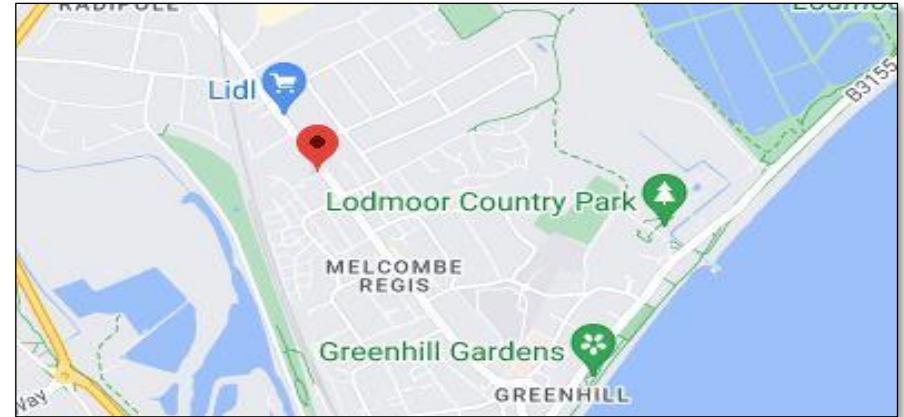
The vendor informs us that the lease has approximately 107 years remaining. The service charges are £2,320.56 per annum, which includes buildings insurance, house manager costs, maintenance and utility costs of the communal areas. The ground rent is £395.00 per annum.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 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.