



AUSTIN
ESTATE AGENTS

Hardys Court

Dorchester Road

Lodmoor

Weymouth

Dorset

DT4 7NL

£210,000

SUMMARY

- One Bedroom Retirement Apartment
- First Floor (with Lift)
- Beautifully Presented Throughout
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Contemporary Shower Room
- Double Glazing & Central Heating
- Communal Gardens, Lounge & Parking
- House Manager & 24hr Care Line
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Dining Room 17' 9" max x 17' 0" max (5.41m max x 5.18m max)

Kitchen 9' 0" x 5' 9" (2.74m x 1.75m)

Bedroom 15' 7" x 9' 4" (4.75m x 2.84m)

Shower Room

COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

Parking

Mobility Scooter Store



THE PROPERTY

Austin Estate Agents are pleased to offer for sale this beautifully presented, one bedroom, first floor retirement apartment with a lift. The apartment has been refurbished throughout by the current owners to include recently fitted carpets, a newly styled kitchen and contemporary shower room. The highly regarded Hardys Court development boasts well maintained communal areas and guest suite.

Upon entering the property you are greeted with a spacious entrance hallway hosting a large airing cupboard and also a good sized storage cupboard. From here, the lounge/dining room, bedroom and shower room are accessed. The lounge/dining room enjoys a double glazed door leading to the Juliet balcony, which overlooks the beautiful communal gardens below. From here, the kitchen can also be accessed through a frosted glass door. The kitchen has modern 'shaker' style eye level and base units, sleek granite worktops, integral fridge freezer, four ring hob and electric oven. Unusually for these apartments the kitchen also has space and plumbing for a washing machine. The double glazed window offers equally lovely views over the gardens.

The bedroom is large with extensive built in wardrobes. The generously sized shower room has been completely refurbished in a contemporary design and comprises a double walk-in shower cubicle, low level WC, vanity wash hand basin and illuminated mirror.

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

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.

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. Cats and dogs are generally accepted, however they are not to be replaced (subject to lease terms and landlord permission). The development is conveniently positioned in close proximity to shops, bus stops and other amenities.

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

We are informed 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	86 B	86 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.