



Hardys Court

Dorchester Road

Lodmoor

Weymouth

DT4 7NL

£205,000

SUMMARY

- Retirement Apartment
- Second Floor (with Lift)
- One Double Bedroom
- Spacious Lounge / Diner
- Balcony overlooking the Communal Gardens
- Well Appointed Kitchen & Shower Room
- Communal Lounge, Laundry & Gardens
- Guest Suite for Residents
- Close Proximity of Local Shops & Amenities
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 17' 7" > 9' 11" (5.36m > 3.02m) x 14' 8" > 10' 9" (4.47m > 3.27m)

Kitchen 7' 5" x 5' 9" (2.27m x 1.76m)

Bedroom 12' 8" x 8' 9" (3.87m x 2.66m)

Shower Room 8' 10" max x 7' 3" max (2.70m max x 2.22m max)

COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

THE PROPERTY

We are delighted to offer for sale this second floor retirement apartment (with lift). The apartment boasts well presented accommodation including a spacious lounge / diner, fitted kitchen, double bedroom, and shower room with double glazing and central heating throughout. The communal areas within Hardy's Court are well maintained and comprise residents lounge, laundry, guest suite, unallocated parking and attractive gardens.

The entrance door to the apartment leads into a reception hallway with a storage cupboard and security entry system. The lounge / diner is bright and airy with a UPVC door leading a private balcony from which the very pleasant communal gardens can be enjoyed. Off the lounge, through two glazed panelled doors is the fully fitted kitchen, with co-ordinated worktops and integrated appliances. The bedroom is a good size and enjoys fitted wardrobes. The shower room comprises a low level WC, vanity wash hand basin and a large, independent shower cubicle.

The apartment has use of the beautiful communal gardens and other well maintained communal areas including a vibrant residents lounge and laundry room. Visitors to the development have access to a guest suite. Parking is available to the front of the building on a first come, first served basis.

Hardys Court was built by McCarthy & Stone and consists of 38 apartments arranged over two floors. Each served by a lift. There are nine two bedroom apartments and twenty nine one bedroom apartments within Hardys Court. The house manager can be contacted from various points within each property. In the case of an emergency there is a 24 hour care-line response for when the house manager is off duty.

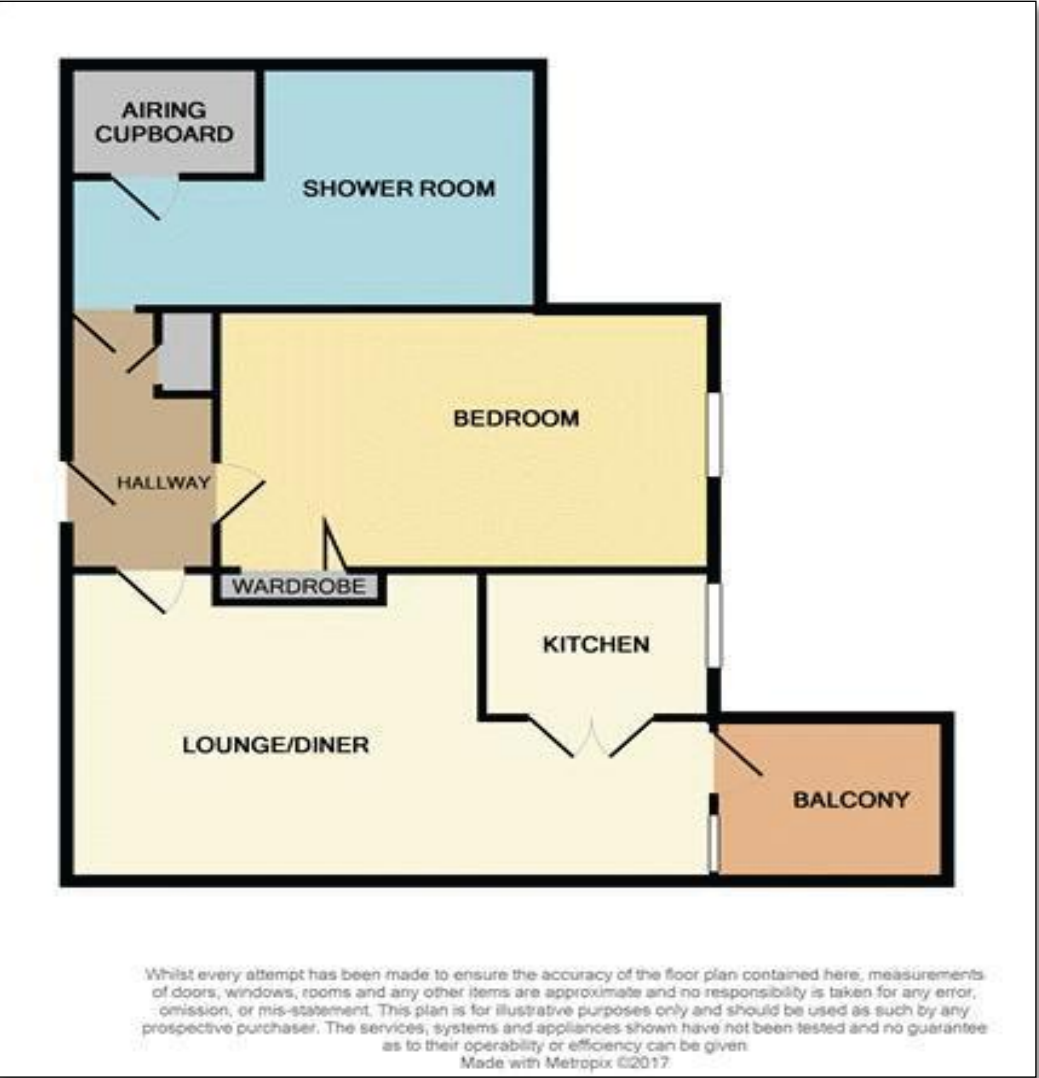
The development is conveniently positioned in the vicinity of local shops, supermarkets and local amenities including bus routes to surrounding areas and a doctors' surgery. To purchase an apartment residents must be over 60 years old and where there is a couple; one must be over 60 and the other over 55 years old.

For more information and to arrange a viewing, please contact Austin Estate Agents.

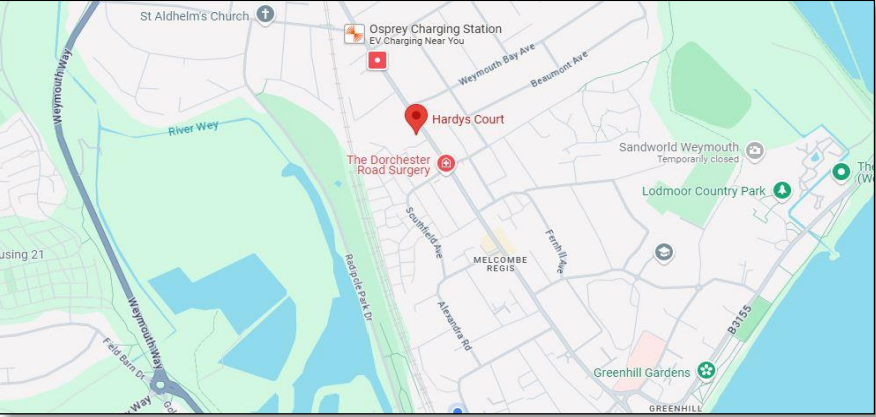
We are informed that the lease has 106 years remaining. The annual service charge is £2,351.42 and ground rent is £395.00 (both paid bi-annually). Existing pets are permitted but may not be replaced.



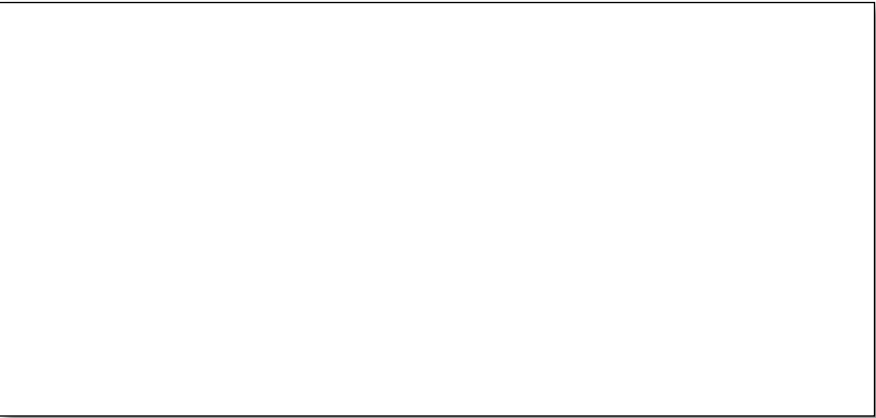
FLOORPLAN:



LOCATION:



EPC:



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.