





## Hardys Court

Dorchester Road

Lodmoor

Weymouth

DT4 7NL

**£190,000**

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### SUMMARY

- Purpose Built Retirement Apartment
- One Large Double Bedroom
- Spacious Lounge / Diner with Juliet Balcony
- Fitted Kitchen
- Modern Shower Room
- Communal Gardens, Residents Lounge & Laundry
- Car Park & Mobility Scooter Store (Subject to available Space)
- Careline Facilities & House Manager
- Close to Local Shops & Amenities
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Dining Room** 17' 9" x 11' 2" > 13' 11" (5.40m x 3.40m > 4.25m)

**Kitchen** 9' 2" x 5' 9" (2.80m x 1.75m)

**Bedroom One** 17' 3" x 11' 4" (5.25m x 3.45m)

**Shower Room** 7' 5" x 5' 11" (2.25m x 1.80m)

### COMMUNAL AREAS

**Residents Lounge**

**Laundry**

**Gardens**

**Guest Suite**

**Car Park & Mobility Store (when space available)**





## THE PROPERTY

Austin Estate Agents are pleased to offer for sale this pleasantly decorated, one bedroom, second floor retirement apartment with a lift. 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 double opening frosted glass doors. The kitchen has a range of eye level and base units, co-ordinated worktops, integral fridge, freezer, four ring hob and electric oven. The bedroom is spacious with a large built in mirror wardrobe and the generously sized shower room comprises a double walk-in shower cubicle, low level WC and vanity wash hand basin.

The apartment has use of the beautiful communal gardens which wrap around the development, 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 three 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 24 hour 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 including a doctors' surgery.

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

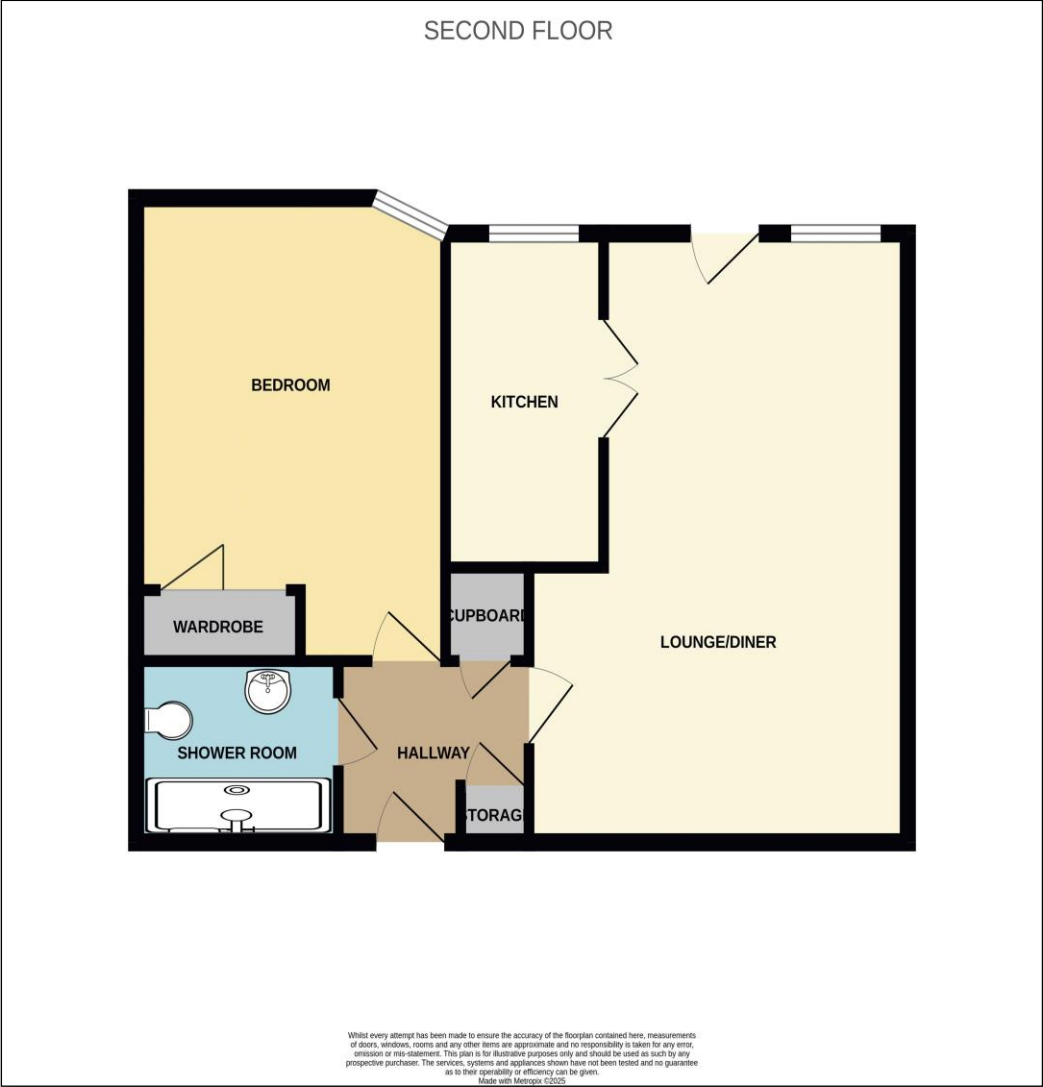
We are informed that the lease has approximately 106 years remaining. The service charges are £2,351 per annum, which includes buildings insurance, house manager costs, maintenance and utility costs of the communal areas. The flat owners have acquired Right to Manage, and have appointed a management agent of their choice, thus reducing costs. The ground rent is £395 per annum.



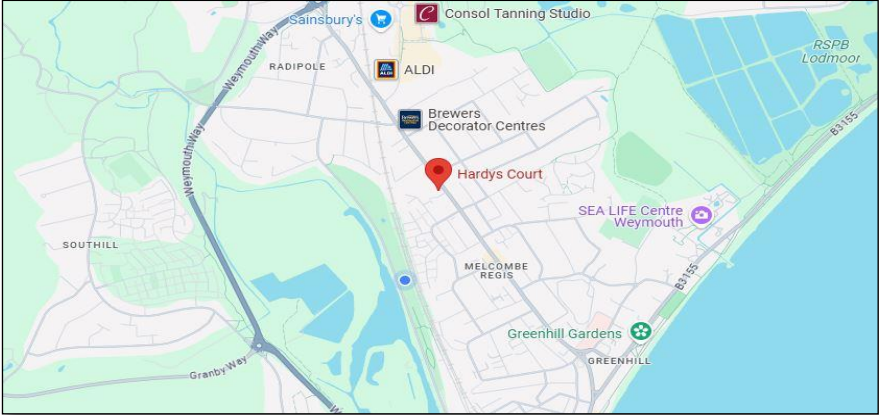




**FLOORPLAN:**



**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**

**Austin Estate Agents** 📠 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 [www.austinpropertyservices.co.uk](http://www.austinpropertyservices.co.uk)

**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.