



AUSTIN
ESTATE AGENTS

Hardys Court

Dorchester Road

Lodmoor

Weymouth

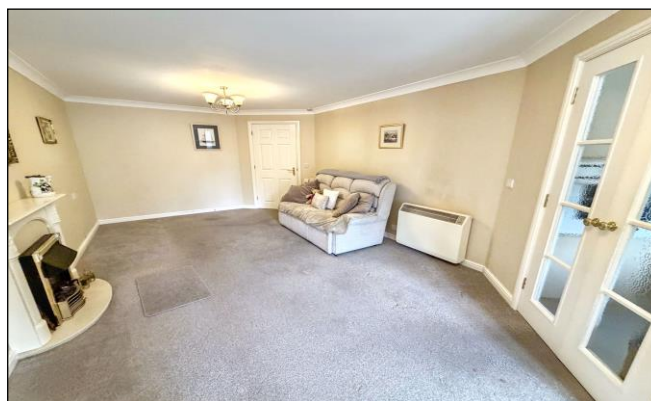
Dorset

DT4 7NL

£200,000

SUMMARY

- Retirement Apartment
- One Double Bedroom
- Ground Floor
- Private Patio Area
- Very Well Presented
- Communal Gardens
- Communal Lounge & Laundry Room
- Guest Suite
- No Forward Chain
- Popular Retirement Development





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 10' 11" x 26' 4" (3.32m x 8.02m)

Kitchen 7' 7" max x 7' 2" max (2.31m max x 2.18m max)

Bedroom One 16' 10" x 9' 2" (5.13m x 2.79m)

Bathroom 5' 7" x 6' 11" (1.70m x 2.11m)

Private Patio Area

COMMUNAL AREAS

Residents Lounge

Laundry

Guest Suite

Gardens

THE PROPERTY

We are pleased to offer for sale this very well presented one bedroom, ground floor retirement apartment, set within the highly regarded Hardy's Court retirement development. The apartment faces onto the front of the building.

Upon entering the apartment, you are met with a hallway benefitting from two storage cupboards. The lounge is spacious with light flooding in from the French doors which lead onto a private patio area. Off the lounge, the modern 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 an independent shower cubicle. The apartment has use of the communal gardens, residents lounge, laundry room and residents' visitors have access to a guest suite.

Hardys Court was built by McCarthy & Stone and consists of 38 apartments arranged over two floors. Each served by a lift. There are nine lots of 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.

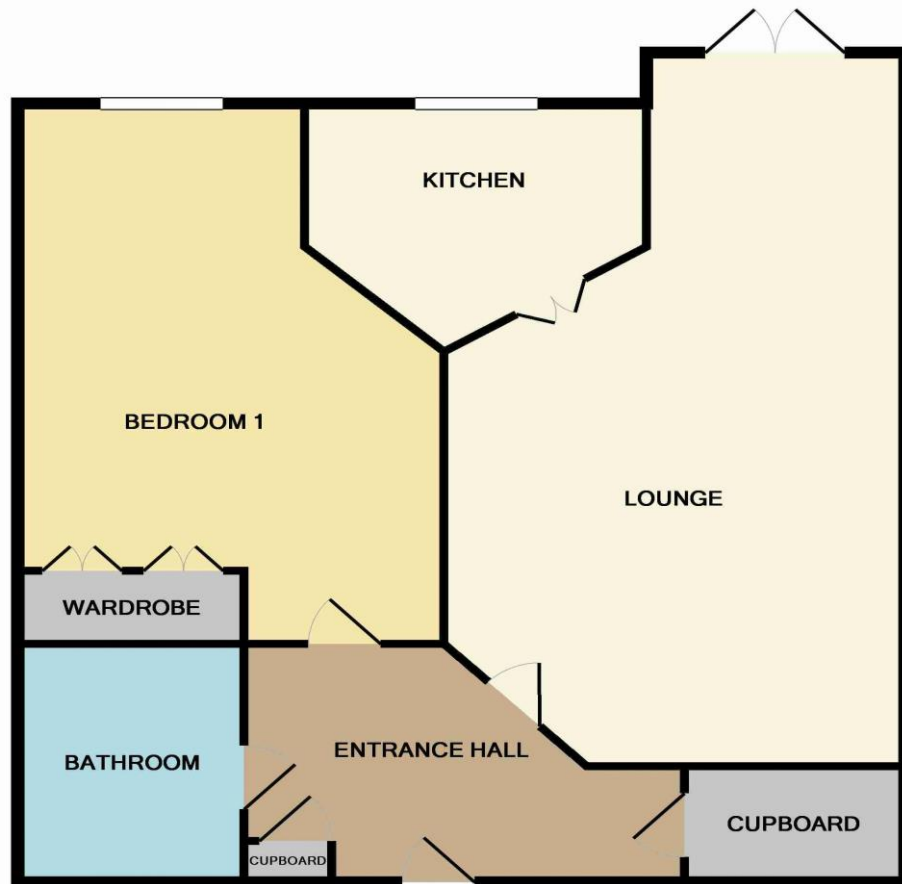
The development is conveniently positioned in the vicinity of local shops, supermarkets, bus stops and local amenities including the developing retail park, home to many major retail outlets. To purchase an apartment residents must be over 60 years old and where there is a couple; one must be over 60 and the other over 55 years old.

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

We are informed the lease length is 125 years, with 105 years remaining. The annual service charge is £2,351.42 and the annual ground rent is £395.00. Residential lettings are permitted as are existing pets. Holiday lets are not allowed.

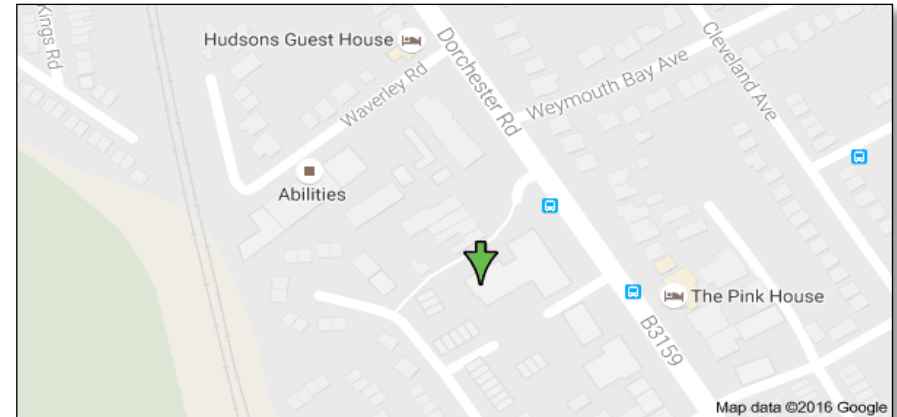


FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCATION:



EPC:



COUNCIL TAX RATING: B

TENURE: Leasehold

Austin Estate Agents 📍 **115 Dorchester Road, Weymouth, Dorset, DT4 7JY** ☎ **Phone: 01305 858470** 🌐 **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.