



## Hardys Court

Dorchester Road, Lodmoor, Weymouth DT4 7NL

- Retirement Apartment (over 60's)
- Beautiful Communal Gardens
- No Onward Chain
- Top Floor (with Lift)
- Moments to Transport Links & Shops
- Two Double Bedrooms
- Lounge-Dining Room with Juliette Balcony
- Shower Room
- Hardy's Court, Lodmoor
- Car Park & Mobility Scooter Store (Subject to available Space)

**Asking Price £240,000 Leasehold**



## **SUMMARY OF ACCOMMODATION**

### **APARTMENT**

#### **Entrance Hallway**

#### **Lounge / Diner**

25'8" max x 10'6" max

#### **Kitchen**

7'4" max x 8'2" max

#### **Bedroom One**

16'10" max x 9'2" max

#### **Bedroom Two**

18'10" max x 8'9" max

#### **Shower Room**

6'8" x 5'3"

## **COMMUNAL AREAS**

#### **Lounge**

#### **Laundry Room**

#### **Guest Suite**

## **OUTSIDE**

#### **Gardens**

We are delighted to offer for sale, a two double bedroom retirement apartment with no onward chain in the sought after location of Lodmoor. This top floor apartment is offered with a generously sized lounge / diner, kitchen, two double bedroom and shower room. The development of Hardy's Court boasts beautiful communal gardens, guest suite, laundry room and lounge.

The entrance door of the apartment gives access to the spacious reception hallway with wall mounted security intercom system, two large storage cupboards and doors to the lounge / diner, two bedrooms and shower room.

The lounge / diner is a plentiful room offering ample space for furnishings and boasting a feature fireplace as well as a door opening onto the Juliette balcony. There is ample room for a dining table and double opening doors to the kitchen. The kitchen features a range of matching eye level and base units, with integrated electric oven, halogen hob and extractor fan.

Bedroom one is spacious and flooded with natural light from two double glazed windows to the front aspect as well as three double glazed windows to the side, the room has the added advantage of a built-in mirror fronted wardrobe. Bedroom two is also a generous size with a double glazed window to the front. The shower room comprises a walk in shower, wash hand basin and WC.

The apartment offers double glazing and electric storage heating throughout. In addition, the residents of the apartment have the use of the communal lounge, well tended communal gardens and laundry room. Visitors have access to the guest suite.

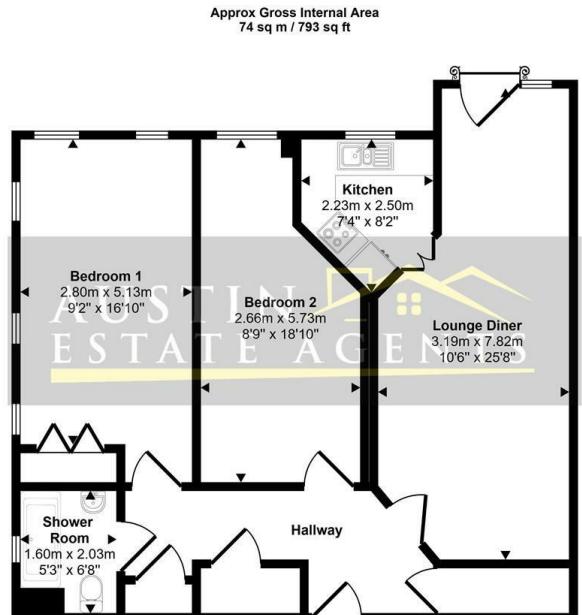
Hardy's Court was built by the renowned McCarthy & Stone and consists of 38 apartments arranged over two floors, each served by a lift. There are nine lots of two bedroom apartments and twenty nine one bedroom apartments within Hardys Court. The house manager can be contacted from various points within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

The development is conveniently positioned in the vicinity of local shops, bus stops and local amenities. 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, or to arrange a viewing appointment, please contact Austin Estate Agents.

We understand the lease has 106 years remaining. The annual service charges are £3,526.00, which includes buildings insurance (£1,763 every six months). The ground rent is £460.00 per annum. Existing pets are permitted but may not be replaced.



Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### Weymouth Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

