



Hardys Court

Dorchester Road, Weymouth DT4 7NL

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

Asking Price £210,000 Leasehold



SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Dining Room

17'9" max x 17'0" max (max x max)

Kitchen

9'0" x 5'9"

Bedroom

15'7" x 9'4"

Shower Room

COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

Parking

Mobility Scooter Store

We are pleased to offer for sale this beautifully presented one-bedroom first-floor retirement apartment, served by a lift, within the highly regarded Hardys Court development. The apartment has been refurbished throughout by the current owners, including newly fitted carpets, a refitted kitchen and a contemporary shower room. The development benefits from well-maintained communal areas and a guest suite.

The property is entered via a spacious entrance hallway with a large airing cupboard and additional storage cupboard. Doors lead to the lounge/dining room, bedroom and shower room. The lounge/dining room enjoys a double-glazed door opening to a Juliet balcony with attractive views over the communal gardens. A frosted glass door leads through to the kitchen, which is fitted with modern shaker-style wall and base units, granite worktops, integrated fridge freezer, four-ring hob and electric oven. Unusually for these apartments, the kitchen also offers space and plumbing for a washing machine, along with a window overlooking the gardens.

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

Residents enjoy use of the communal gardens, laundry room and residents' lounge. Visitors may stay in the guest suite via a booking system, and the

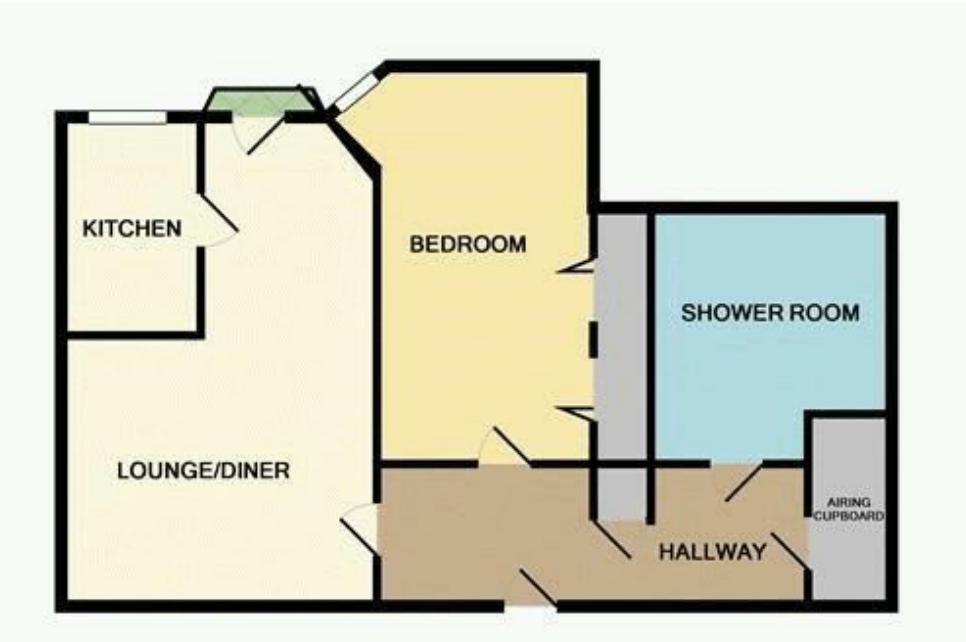
development hosts a range of social activities.

Built by McCarthy & Stone in 2007, Hardys Court comprises 38 apartments arranged over two floors, all served by a lift. A house manager is available, with a 24-hour careline response when off duty. Purchasers must be 60 years or over (or 55 for one party of a couple). Pets are generally accepted, subject to lease terms.

The lease has approximately 107 years remaining. Service charges are £2,320.56 per annum and ground rent is £395 per annum.



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



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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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.