



Hardys Court

Dorchester Road, Lodmoor, Weymouth DT4 7NL

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

Asking Price £190,000 Leasehold



SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner

17'9" x 11'2" > 13'11"

Kitchen

9'2" x 5'9"

Bedroom One

17'3" x 11'4"

Shower Room

7'5" x 5'11"

COMMUNAL AREAS

Residents Lounge

Laundry

Gardens

Guest Suite

We 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.

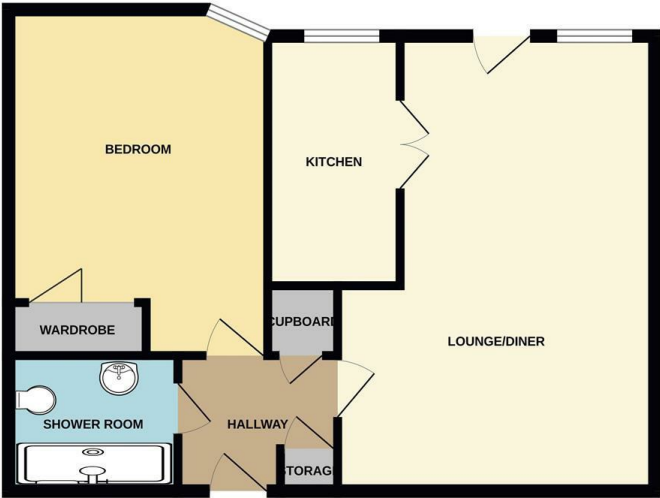
For more information, or to book an appointment to view, please contact Austin Estate Agents.

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.



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

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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.

