



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, served by a lift, within the highly regarded Hardys Court development. The development benefits from well-maintained communal areas and a guest suite for visitors.

The apartment is accessed via a spacious entrance hallway with a large airing cupboard and additional storage cupboard. From here, 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, overlooking the attractive communal gardens. Double frosted glass doors provide access to the kitchen, which is fitted with a range of eye-level and base units, coordinated worktops and integrated appliances including fridge, freezer, four-ring hob and electric oven.

The bedroom is generously sized and benefits from a large built-in mirrored wardrobe. The shower room comprises a double walk-in shower cubicle, low-level WC and vanity wash hand basin.

Residents have use of the beautiful communal gardens, laundry room and a communal lounge. Visitors may stay in the guest suite via a booking system. Hardys Court has a lively community with a social committee hosting activities such as coffee mornings, afternoon teas and bingo.

Built by McCarthy & Stone, Hardys Court consists of 38 apartments arranged over three floors, all served

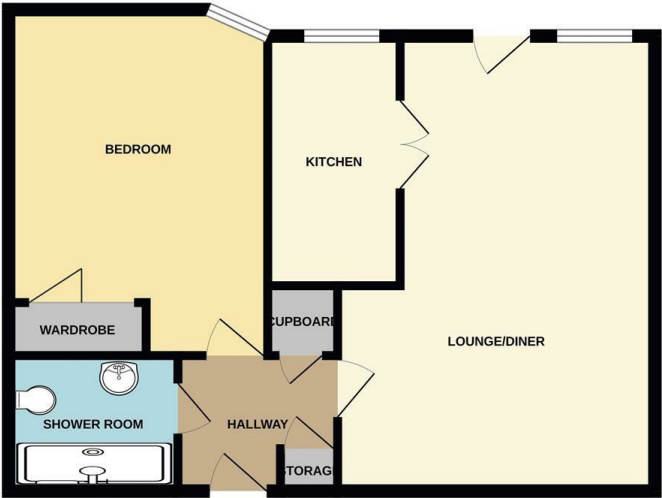
by a lift. A house manager is available, with a 24-hour careline response when off duty. Buyers must be 60 years or over (or 55 for one party in a couple). Pets are generally accepted, subject to lease terms and permission. The development is conveniently located close to shops, bus stops and local amenities, including a doctor's surgery.

The lease has approximately 106 years remaining. Service charges are £2,351 per annum, including buildings insurance, house manager costs and communal maintenance. Ground rent is £395 per annum. The residents have acquired Right to Manage, helping to reduce ongoing costs.



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 as to their operability or efficiency can be given.
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