



Hardys Court

Dorchester Road, Lodmoor, Weymouth DT4 7NL

- Retirement Apartment
- One Double Bedroom
- Balcony overlooking the Communal Gardens
 - Communal Lounge, Laundry & Gardens
- Close Proximity of Local Shops & Amenities
- Second Floor (with Lift)
- Spacious Lounge / Diner
- Well Appointed Kitchen & Shower Room
- Guest Suite for Residents
- No Onward Chain

Asking Price £205,000 Leasehold



SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner

17'7" > 9'11" x 14'8" > 10'9"

Kitchen

7'5" x 5'9"

Bedroom

12'8" x 8'9"

Shower Room

8'10" max x 7'3" max

COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

We are delighted to offer for sale this second floor retirement apartment (with lift). The apartment boasts well presented accommodation including a spacious lounge / diner, fitted kitchen, double bedroom, and shower room with double glazing and central heating throughout. The communal areas within Hardy's Court are well maintained and comprise residents lounge, laundry, guest suite, unallocated parking and attractive gardens.

The entrance door to the apartment leads into a reception hallway with a storage cupboard and security entry system. The lounge / diner is bright and airy with a UPVC door leading a private balcony from which the very pleasant communal gardens can be enjoyed. Off the lounge, through two glazed panelled doors is the 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 a large, independent shower cubicle.

The apartment has use of the beautiful communal gardens and other well maintained

communal areas including a vibrant residents lounge and laundry room. Visitors to the development have access to a guest suite. Parking is available to the front of the building on a first come, first served basis.

Hardys Court was built by McCarthy & Stone and consists of 38 apartments arranged over two floors. Each served by a lift. There are nine 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 and local amenities including bus routes to surrounding areas and a doctors' surgery. 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.



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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 operation or efficiency can be given.
Made with Metreplan 10/2015



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