



SUMMARY

- Retirement Apartment
- Two Double Bedrooms
- Lounge-Dining Room
- Ground Floor (Lift To All Floors)
- Patio Area
- Communal Gardens
- Communal Lounge
- Guest Suite
- House Manger & 24 Hour Care Line
- No Forward Chain





SUMMARY OF ACCOMMODATION

Apartment Hallway

Lounge/Diner 26' 9" x 10' 8" > 6' 10" (8.16m x 3.25m > 2.08m)

Kitchen 7' 7" x 7' 3" max (2.32m x 2.20m max)

Bedroom One 17' 6" x 9' 4" > 5' 5" (5.33m x 2.84m > 1.64m)

Bedroom Two 21' 9" x 9' 10" > 5' 11" (6.63m x 3.0m > 1.80m)

Shower Room 6' 10" x 5' 7" (2.08m x 1.70m)

Communal Lounge

Communal Laundry

Guest Suite

Communal Gardens

Parking



THE PROPERTY

Austin Estate Agents are pleased to offer for sale this two-bedroom, ground floor retirement apartment with no forward chain in the highly sought-after development of Hardy's Court in Lodmoor.

The opportunity to purchase a two-bedroom apartment is extremely rare and as such we recommend viewing as soon as possible.

The apartment hallway boasts an airing cupboard as well as two storage cupboards.

The lounge/diner is a good size and features a double glazed door which overlook and lead to a patio area.

Accessed from the lounge is the modern kitchen, which is fully fitted with wall and base units and a range of integrated appliances, including electric hob, eye level double oven, fridge and freezer.

The two bedrooms are both doubles, with the master bedroom enjoying fitted wardrobes.

The shower room houses an independent shower cubicle, low-level WC and wash hand basin.

The residents of the apartment have use of the communal lounge, laundry and guest suite.

The beautiful communal gardens, which wrap around the building, provide pleasant seating areas for residents to enjoy this well-tended area. In addition to this, there is also allocated parking to the front of the building.

There is an active social community within Hardy's Court, which residents can choose to partake in if they so wish. 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 system for when the house manager is off duty.

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.

The development is conveniently positioned within close proximity to a range of amenities, such as shops, supermarkets, eateries and a health centre. Several bus stops are nearby, allowing for easy travel in to the centre of Weymouth and further afield.

For more information, or to arrange a viewing, please contact Austin Estate Agents.

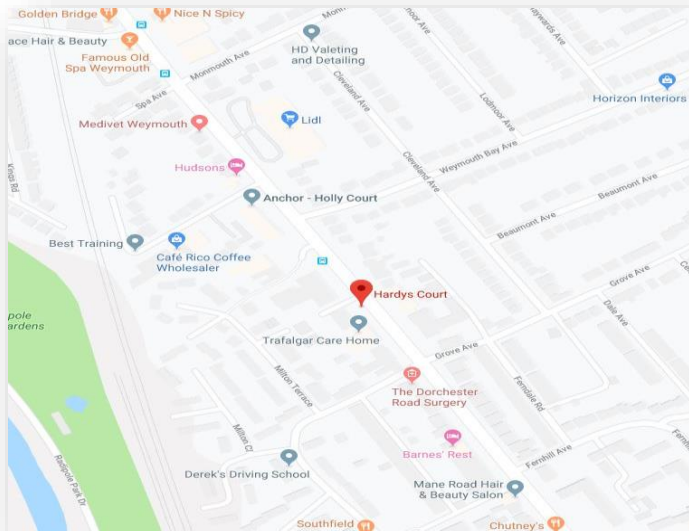


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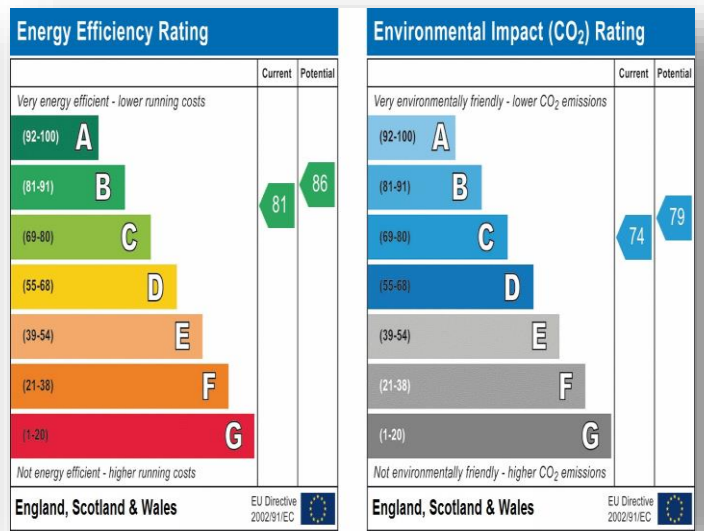
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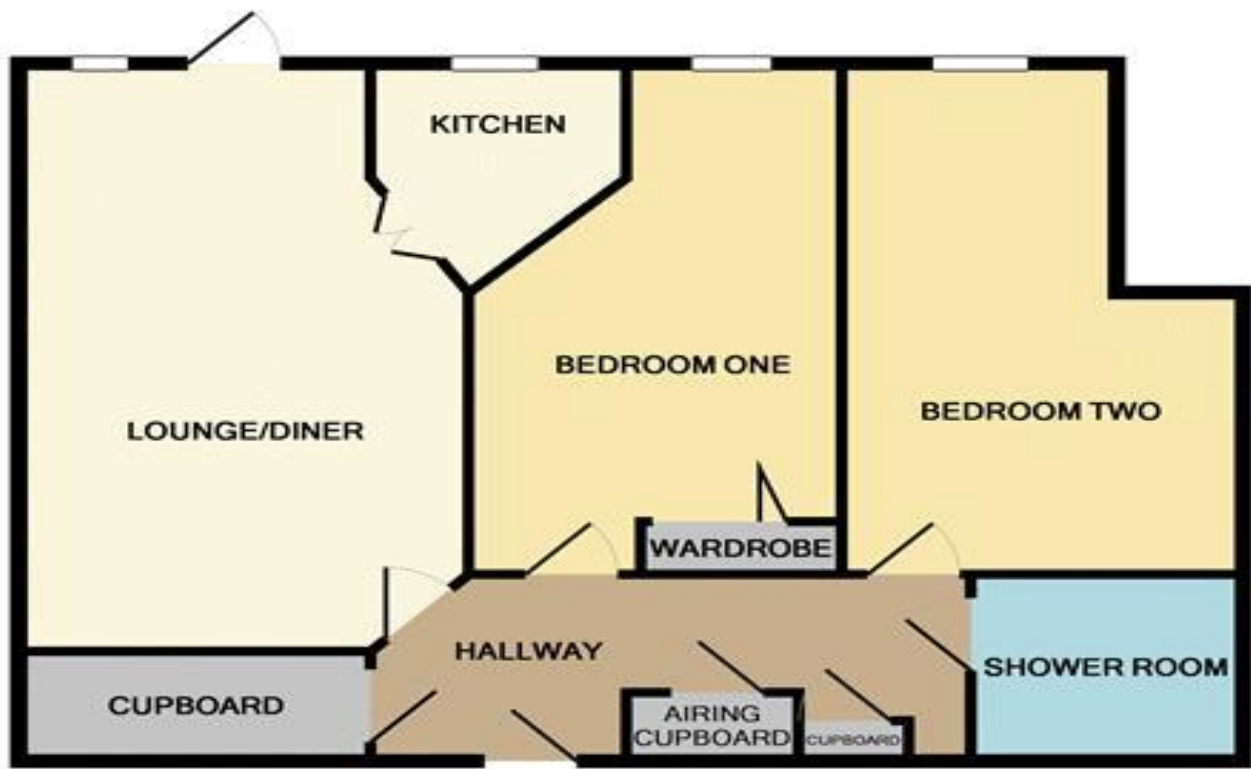
LOCATION:



EPC:



FLOORPLAN:



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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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the Seller as the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading as any text, measurements, photographs or floorplans contained within these particulars are provided for guidance only. You are advised to check the availability of this property before travelling any distance to view. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property.