Apartment 15

Hardys Court, Dorchester Road | Weymouth | Dorset | DT4 7NL

£230,000

BEAUMONT JONES

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Hardys Court, Dorchester Road | Weymouth Dorset | DT4 7NL

An extremely spacious two bedroom apartment within a retirement living complex in Lodmoor. The property retains a modern shower room, extensive storage space and fitted kitchen; Additionally, the complex has lift access to all floors, stunning communal grounds and residents parking to the front. Presented to the market with no onward chain.

- Two Double Bedrooms
- Well-Proportioned Throughout
- Lodmoor
- No Onward Chain
- Retirement Living (60+)
- Striking Communal Gardens
- First Floor with Lift Access
- Modern Shower Room

Full Description

Located in Lodmoor, the complex is conveniently located with all encompassing amenities just a stroll away. The complex is fronted by residents parking of which there are a number of spaces.

There are electric doors at the entrance with a fob entry providing security to residents. Inside, a spacious hallway opens up to the communal lounge with the apartments located either side of the room. Following the hall to the right, the lift can be found to all floors.

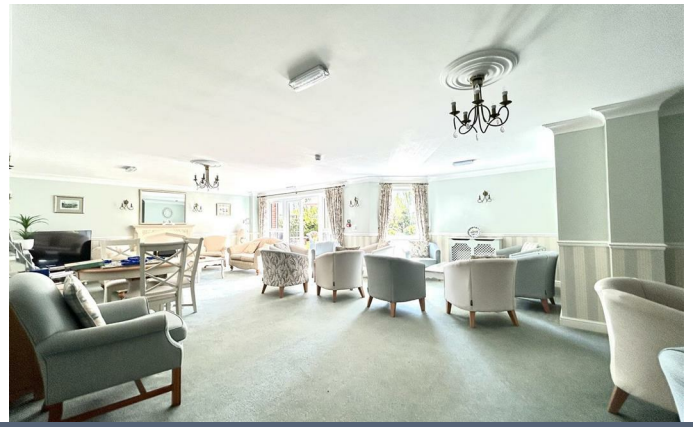
This first-floor apartment sits at the end of the hall, both convenient for the lift and opposite the stairs, providing a sense of privacy whilst also allowing a unique dual aspect that few other apartments have the privilege of.

Inside, storage can be found either side of the front door. The living room/diner is the first room of the accommodation - a vast space with exemplary proportions for a range of furnishings as well as a door and window opening to a Juliette balcony. Adjoining the space is a fitted kitchen with double doors, perfect for opening or closing the space to incorporate the rooms. Within the kitchen there is a separate built-in fridge and freezer, an eye-level oven with hob, sink and storage units.

Continuing through the accommodation, Bedroom Two can be found in the heart of the home - a spacious double bedroom with an integrated wardrobe, desk and ample floor space for further furnishings. Two sizable storage cupboards can be found opposite within the hallway, also. The main bedroom is a vast space with dual aspect across five windows as well as integrated wardrobe with sliding mirrored doors and a range of fitted cupboards for storage. All living spaces overlook the front of the property. Completing the internal space is the shower room. The room has been fitted to a high standard with contemporary styling and features a large walk-in shower, basin, toilet and underfloor heating.

About the complex:

Hardy's Court is a retirement living complex with a house manager available during the week, along with a 24 hour emergency call facility located in each apartment. The complex retains well-maintained communal gardens and a large communal living area inside to promote community and



socialising amongst residents. Additionally to this, there is a laundry facility useable from 8am-8pm daily, a guest suite for visiting family or friends (small charge) and residents only car park to the front. Located on Lodmoor Hill, there are bus routes and amenities, including a GP practice, a mere stroll away, enhancing ideal retirement living. Hardy's Court has a unique management set-up as a 'Right to Manage' (RTM Ltd) complex which allows residents to have more control over the management of the complex themselves. Annual service charge to cover in particular regular maintenance and cleaning of the overall building, including all communal facilities, water supply to all apartments, house manager and 24 hour emergency call facility - £3,755. Annual Ground Rent of £460.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C.

Services: - Electric heating. Mains electric & drainage.

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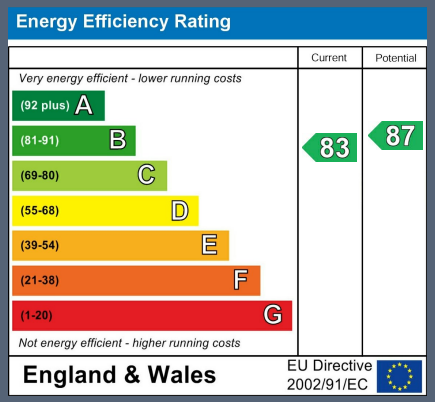

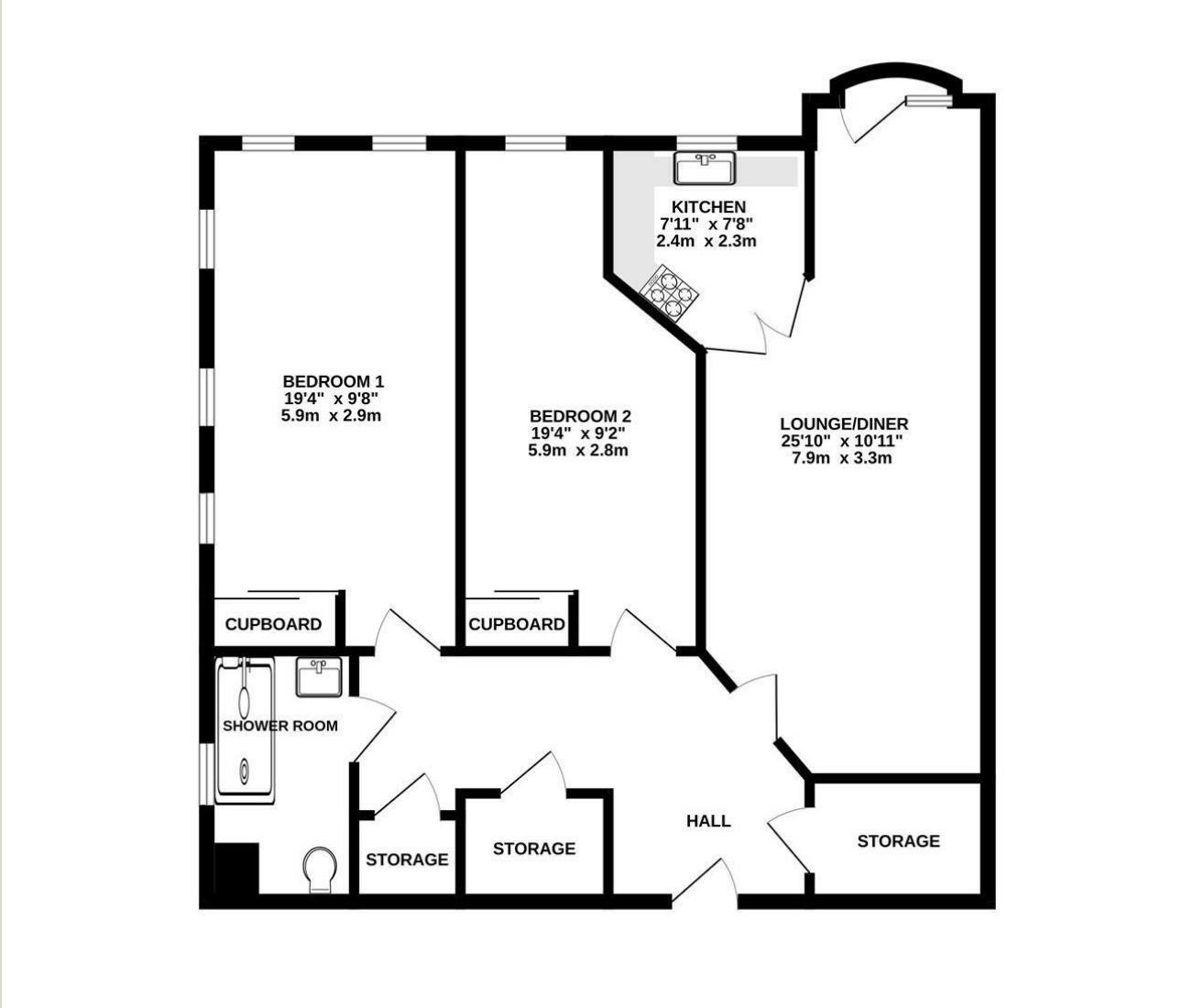

We value more than your property

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