

Apartment 4, Hardys Court

Dorchester Road | Lodmoor | Weymouth | DT4 7NL

Offers Over £230,000

BEAUMONT JONES

Apartment 4,

Dorchester Road | Lodmoor
Weymouth | DT4 7NL
Offers Over £230,000

Welcome to this stunning two bedroom, ground floor apartment in Hardys Court, Lodmoor. The property boasts spacious living area with direct access to patio and gardens as well as contemporary kitchen and shower room. A popular retirement block, the property boasts well-presented communal lounge and gardens, lift access to all floors, separate laundry room, off-road parking and direct bus routes to Weymouth. We present the home with No Onward Chain.

- Immaculately Presented
- Ground Floor
- On a Bus Route
- Lift Access to all Floors
- Stunning Communal Gardens
- No Onward Chain*
- Direct Access to Patio/Garden Area
- Over 60s Retirement Block
- Communal Areas including Laundry Room
- Located in Lodmoor

Full Description

Located in Lodmoor, the complex is conveniently positioned with all encompassing amenities just a stroll away. The block 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.

Before the lift, the left to hall guides you to the front door of this apartment. A spacious hall awaits inside with two storage cupboards - including one large airing cupboard with newly fitted electric boiler. To the immediate right from the hall is the stylish and refurbished modern shower room. With large walk-in shower, toilet and basin, the room is shrouded in sleek white tiling for a contemporary finish.

Adjacent, the lounge/diner flaunts stellar proportions for an array of both







A popular retirement block located on Lodmoor Hill with bus routes, abundant amenities and close proximity to Weymouth Town Centre and Greenhill.











living and dining room furniture with southerly aspect window and door to the patio, seamlessly blending the internal and external areas for those warmer days. Double doors open to the kitchen, finished with stunning modern units with sink by the window and electric hob the side; Another window overlooks the communal gardens by the sink.

Continuing through the accommodation are both bedrooms. Bedroom Two sits to the heart of the apartment with a unique L-shape accentuating the proportions for a double bed and additional furnishings. The space itself offers versatility, currently arranged as a dining area but with scope to be a hobby room or other.

Completing the internal accommodation is the main bedroom. A vast double with large built-in storage cupboard, the proportions are exemplary and offer additional room for additional furnishings if necessary alongside a window to the communal gardens.

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.

*No Onward Chain Subject To Grant of Probate

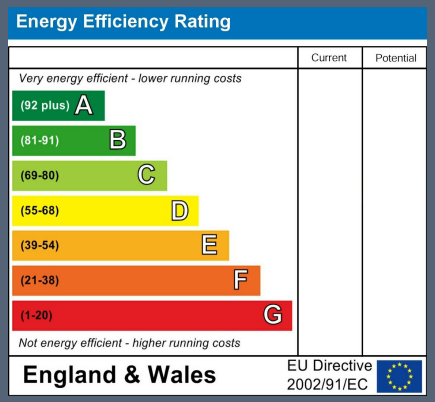
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C.

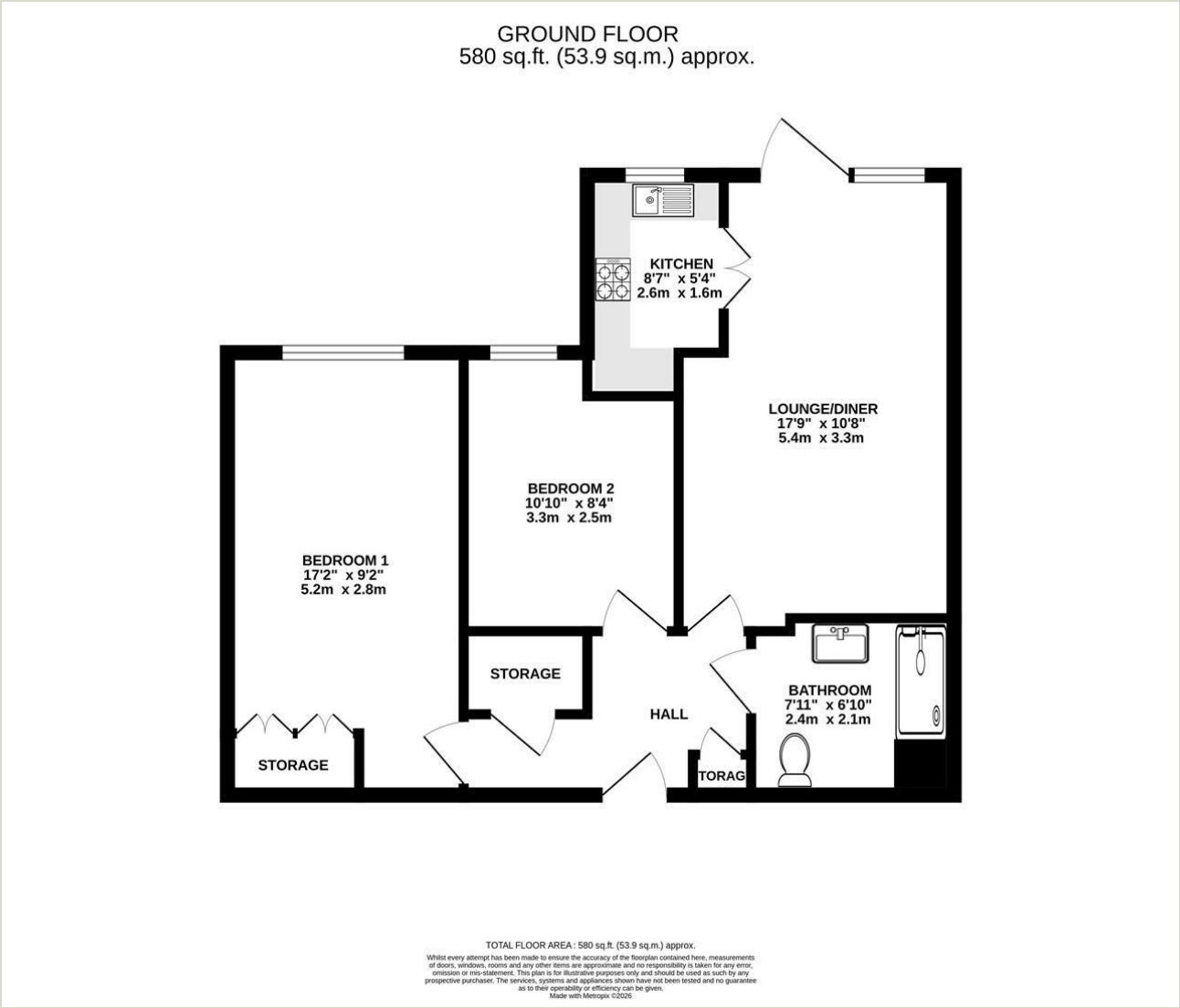
Services: - Electric heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.







33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

We value more than your property