



## 191 Dorchester Road, Lodmoor, Weymouth DT4 7NL

- Second Floor Retirement Apartment (With Lift)
  - One Large Double Bedroom
  - Fitted Kitchen
- Well Maintained Communal Areas including Lounge & Laundry
  - Close by to Local Shops & Amenities
- Tastefully Presented Throughout
  - Spacious Lounge / Dining Room
  - Shower Room
- Beautiful Communal Gardens
  - No Onward Chain

**£190,000 Leasehold**





## **SUMMARY OF ACCOMMODATION**

### **APARTMENT**

#### **Entrance Hallway**

#### **Lounge / Dining Room**

10'4" max x 24'10" max

#### **Kitchen**

7'1" max x 8'1" max

#### **Bedroom One**

9'2" max x 16'3" max

#### **Shower Room**

5'6" max x 6'8" max

### **COMMUNAL AREAS**

#### **Residents Lounge**

#### **Residents Laundry**

#### **Guest Suite**

#### **Communal Gardens**

#### **Communal Car Park**

We are delighted to offer for sale this tastefully presented, light and airy one-bedroom, second floor apartment (with lift), situated within the highly regarded retirement apartments of Hardys Court in Lodmoor. The apartment is being offered to the market with no onward chain.

The apartment offers the benefit of a large storage cupboard which is accessible from the welcoming entrance hallway. The living accommodation comprises a front aspect spacious lounge / diner with a single French door opening onto a Juliet balcony overlooking the front of the development. Two glazed doors open into the kitchen, which offers a range of eye level and base units with integrated appliances, including an eye level oven and grill, electric hob, fridge and freezer. The apartment boasts a spacious bedroom with built-in wardrobes and dressing area. Completing the accommodation is a shower room comprising a double width shower cubicle, low-level WC and vanity wash hand basin with complementary tiling.

The apartment has use of the beautiful communal gardens, laundry room and a vibrant residents lounge area. Visitors have access to a guest suite. Hardys Court was built by the highly regarded McCarthy & Stone in 2007 and consists of 38 apartments arranged over two floors, each served by a lift. The house manager can be contacted from various points within each property. In the case of an emergency, there is a 24hr care-line response for when the house manager is off duty.

The development is conveniently positioned in close proximity to supermarkets, shops, and other amenities, such as a doctors' surgery and bus routes to surrounding areas. The lively community of Hardys Court have a social committee who host a range of activities such as weekly coffee mornings, afternoon teas and bingo. Cats and dogs are generally accepted; however, they are not to be replaced (subject to lease terms and landlord permission). To purchase an apartment, a potential buyer must be at least sixty years old. Where a couple is purchasing, only one person must be over sixty, and the other person over fifty-five.

For more information, or to book an appointment to view, please contact Austin Estate Agents.

The vendor informs us that the lease is 125 years in length and has 104 years remaining. The service charges are £2,503.20 per annum and the ground rent is £395.00 per annum.



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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.