



Apt 18, Hardys Court, 191 Dorchester Road – DT4 7NL
£160,000



Apartment 18

Hardys Court, Weymouth

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Landscaped communal gardens
- Balcony with garden views
- Off-road parking
- Modern fitted kitchen with integrated oven
- Open plan living area
- French doors to garden
- Cosy fireplace
- Modern bathroom with overhead shower
- Secure entry system
- Abundant natural light
- over 55's retirement property





Hallway

Located on the first floor, a front door opens into the entrance hallway which features a cupboard housing the meters, a call system panel on the wall. A door leads into a spacious storage cupboard, which houses the hot water heater. The hall features attractive ceiling coving and doors leading into the living room, the bedroom, and the bathroom.

Bedroom

18' 8" x 9' 2" (5.70m x 2.80m)

A generously proportioned front aspect double bedroom with a double glazed window, ceiling coving, mirrored folding doors into a built in wardrobe, and an electric wall mounted heater.

Bathroom

6' 11" x 5' 7" (2.10m x 1.70m)

A fully tiled bathroom with a wall to wall bathtub, stainless taps, and a handheld shower attachment above. There is a low level WC, an extractor fan, a hand wash basin with stainless taps, and a heated towel rail.

Kitchen

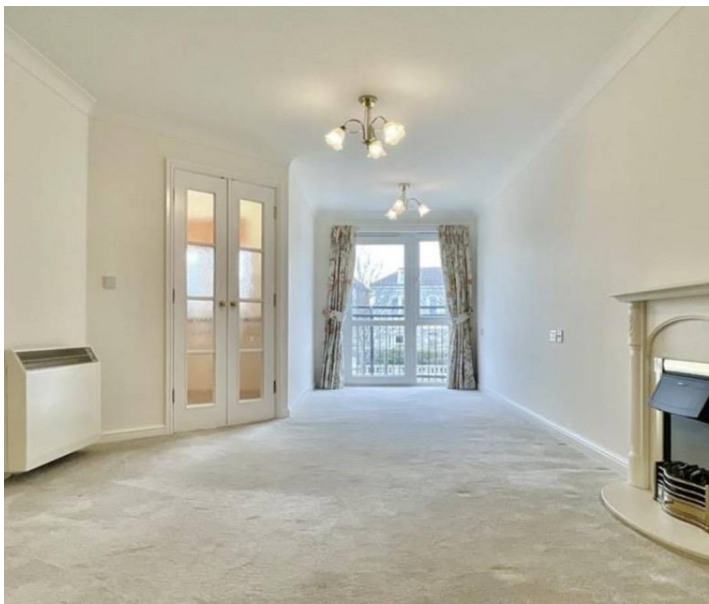
7' 7" x 8' 2" (2.30m x 2.50m)

A front aspect room featuring a range of eye and base level units, a double glazed window, an incorporated ceramic electric hob, a built in eye level oven, an incorporated undercounter fridge and freezer. The room is partially tiled, features ceiling coving, and includes an extractor fan.

Lounge / diner

7' 7" x 8' 2" (2.30m x 2.50m)

A front aspect room featuring a range of eye and base level units, a double glazed window, an incorporated ceramic electric hob, a built in eye level oven, an incorporated undercounter fridge and freezer. The room is partially tiled, features ceiling coving, and includes an extractor fan.



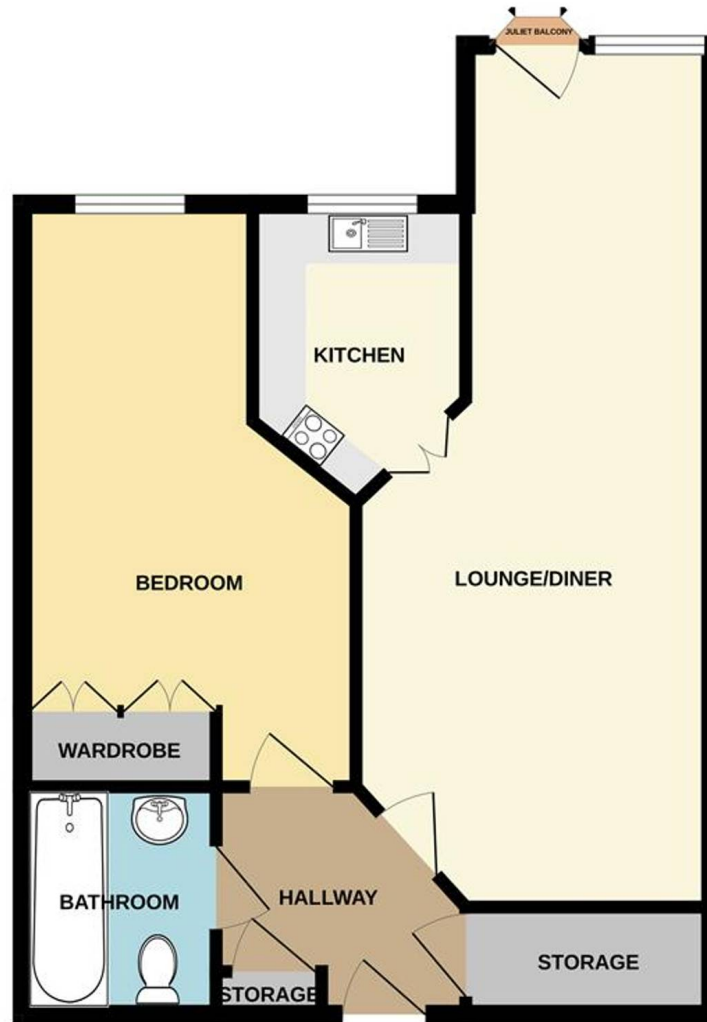


COMMUNAL GARDEN

A spacious communal garden with lawn areas, a variety of mature shrubbery and trees, benches providing seating and double glazed French doors into the communal lounge.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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