



Dorchester Road | | Weymouth | DT4 7NL

Asking Price £165,000

BEAUMONT  JONES

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Generous one bedroom apartment in a sought after retirement development in Weymouth, offering comfortable and independent living in a peaceful setting. The property features spacious accommodation, a bright lounge, well appointed kitchen, and attractive communal facilities, all conveniently located close to local amenities and the seafront.

- Well-Proportioned Throughout
- Striking Communal Gardens
- Modern Shower Room
- Sought After Location
- Ample Storage
- No Onward Chain
- Retirement Living (60+)
- Lift Access To First Floor
- Close To Local Amenities
- Quiet Side Garden Aspect

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.



Spacious one bedroom apartment in a popular retirement development in Weymouth.



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 with a quiet aspect over the rear communal gardens. Adjoining the space is a fitted kitchen with double doors, allowing the rooms to be opened up for a connected layout or closed off for added separation. 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 one is a spacious double bedroom with a generous integrated wardrobe. All living spaces overlook the side of the property, making this a very peaceful apartment. Completing the internal space is the shower room. This room features a large walk-in shower, basin and toilet.

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.

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

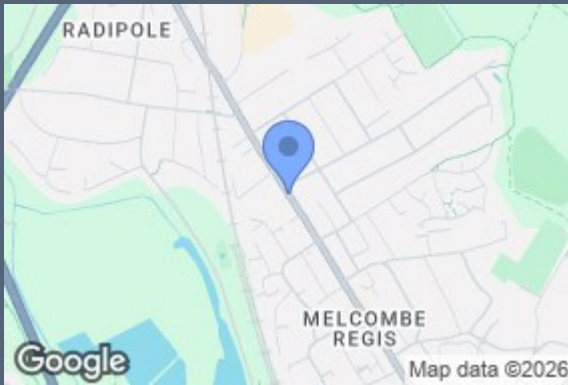
Services: - Electric heating. Mains electric & drainage.

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.

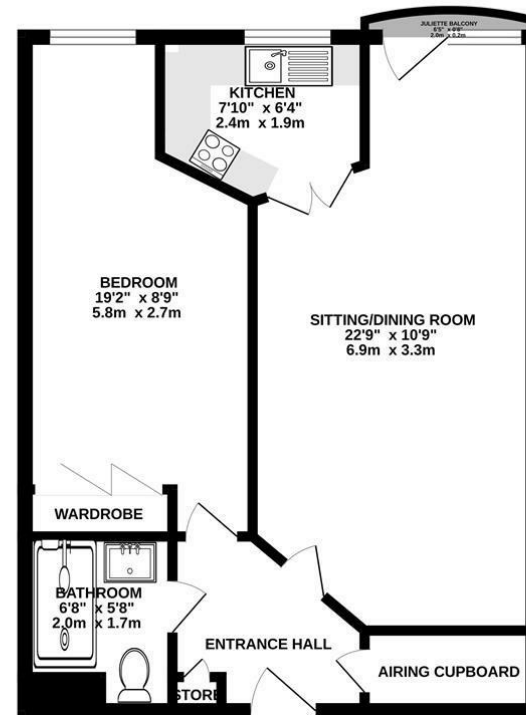


Conveniently located close to local amenities and the seafront.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.4 sq.m.) approx.

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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We value more than your property