



Dorchester Road Lodmoor, Weymouth DT4 7NL

- First Floor Retirement Apartment with Lift Access
- Spacious Lounge / Dining Room with Juliet Balcony
 - Modern Bathroom
- House Manager & 24 Hour Careline
- Well Presented Residents Communal Lounge & Beautiful Communal Gardens
- One Double Bedroom with Fitted Wardrobes
 - Modern Fitted Kitchen
- Double Glazing & Central Heating
- No Onward Chain
- Close to Local Shops & Amenities including Immediate Access to Main Route Bus Stop

£160,000 Leasehold





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Dining Room

23' 4 max x 10' 8 max

Kitchen

7'7" max x 8'2" max

Bedroom

18'8" max x 9'2" max

Bathroom

6'11" x 5'7"

COMMUNAL AREAS

Residents Lounge

Residents Laundry

Guest Suite

Communal Gardens

Residents Car Park (First Come First Served)

We are delighted to offer for sale this spacious first-floor retirement apartment, situated within the popular and well-maintained Hardy's Court development on Dorchester Road, Weymouth. The property is offered for sale with no onward chain and is ideally suited to those aged 55 and over looking for a comfortable, secure and low-maintenance home within a friendly retirement development.

The apartment is accessed via a secure communal entrance with lift access to all floors, making the property easily accessible. The apartment accommodation comprises a welcoming entrance hallway with secure entry system and hosting doors to the lounge/diner, generously sized double bedroom and modern bathroom as well as two storage cupboards. The spacious lounge/diner provides an excellent living and dining space, with a front aspect double-glazed window and door allowing plenty of natural light into the room and access to a Juliet balcony. A cosy fireplace adds an attractive focal point to the room. The modern fitted kitchen is well equipped with a range of eye and base-level units, integrated ceramic electric hob, built-in eye-level oven and integrated under-counter fridge and freezer. There is also a double-glazed window, partial tiling, ceiling coving and extractor fan.

The large double bedroom is generously proportioned and benefits from a front aspect double-glazed window and useful built-in wardrobes

with mirrored doors. The modern bathroom is fully tiled and fitted with a wall-to-wall bath, handheld shower attachment, low-level WC, wash hand basin, extractor fan and heated towel rail.

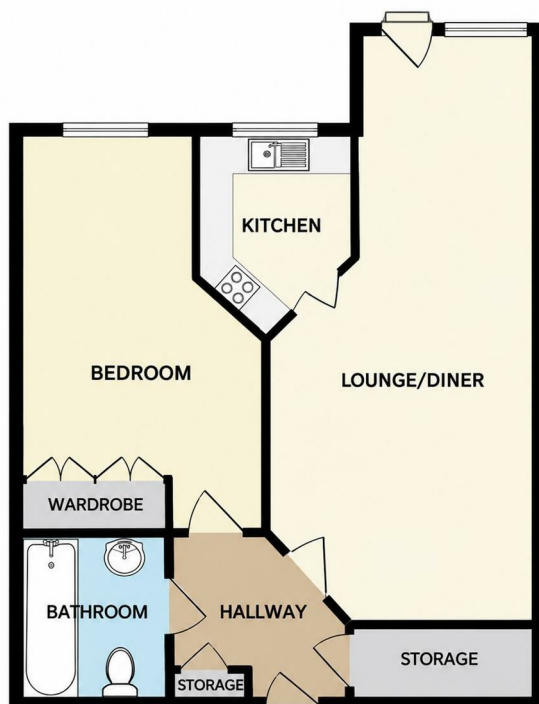
Hardys Court was built by McCarthy & Stone and consists of 38 apartments over three floors. Each served by a lift. There are nine lots of two bedroom apartments and twenty nine one bedroom apartments within Hardys Court. The house manager can be contacted from various points within each property. In the case of an emergency there is a 24 hour care-line response for when the house manager is off duty. The development is conveniently positioned in the vicinity of local shops, supermarkets, bus stops and local amenities including a doctors' surgery. To purchase an apartment residents must be over 60 years old and where there is a couple; one must be over 60 and the other over 55 years old.

For more information and to arrange a viewing, please contact Austin Estate Agents.

We are informed that the lease has 105 years remaining. The annual ground rent is £395.00 per annum and £2,351.42 annual service charge. Hardy's Court residents have greater autonomy over service charges as they have a 'right to manage' (RTM) which allows leaseholders to take over the management of their leasehold property from the landlord or managing agent.



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



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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.