



Dorchester Road Lodmoor, Weymouth DT4 7NL

- Purpose Built Retirement Development
 - One Bedroom
 - Modern Fitted Kitchen
 - Communal Facilities
- Beautiful Communal Grounds
- Lift Access to All Floors
- Open Plan Lounge / Diner
 - Shower Room
 - Visitor Suite
- No Onward Chain

Guide Price £180,000 Leasehold



SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Dining Room

23'4" x 10'8" > 6'9"

Kitchen

7'2" x 7'7"

Bedroom

17'4" x 9'1" > 5'2"

Shower Room

6'10" x 5'6"

COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

We are delighted to offer to the market a light and airy, one-bedroom, purpose-built retirement flat. This newly decorated and carpeted apartment offers an open plan lounge/diner, kitchen, one double bedroom and shower room. Situated in the well regarded development of Hardy's Court, which boasts a well serviced communal areas including a residents' lounge, laundry room, guest suite and beautiful gardens.

Within the apartment, the initial entrance hallway hosts the secure communal door entry system and provides a large storage cupboard, suitable for vacuum cleaners, shoes and coats with an additional storage cupboard housing the electric fuse box and electric meters. The accommodation comprises a spacious, open plan, lounge / dining room with fitted electric fire. A Juliet balcony offers a pleasant outlook over the side gardens. The kitchen is accessible from the lounge / dining room via double doors and has a range of wall and base level units with integrated AEG Electrolux cooker, four ring electric hob with extractor, under counter fridge and freezer.

The bedroom is a generous size with a double glazed window and includes a fitted double wardrobe. There is a range of power sockets including television and satellite ports, as well as an additional telephone point. The shower room is modern and has a walk in double

shower cubicle with mains shower, vanity wash hand basin, low-level WC and extractor fan as well as a light above the basin with a shaver point.

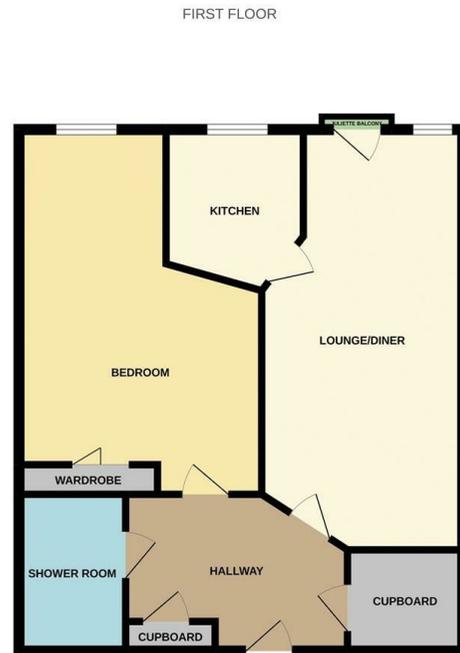
Hardy's Court was built by the renowned McCarthy & Stone and consists of 38 apartments arranged over two floors, each served by a lift. There are nine lots of two bedroom apartments and twenty nine one bedroom apartments within Hardys Court. The house manager can be contacted from various points within each property. In the case of an emergency, there is a 24hr care-line response for when the house manager is off duty.

The development is conveniently positioned in the vicinity of local shops including supermarkets and the Gateway retail park, 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, or to arrange a viewing appointment, please contact Austin Estate Agents.

We understand the lease has 106 years remaining. The annual service charges are £2,320.56 per annum and ground rent is £395 per annum. Existing pets are permitted but may not be replaced.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-translation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and the purchaser asks to their opportunity of reference to the given.
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