



Hardys Court

191 Dorchester Road, Weymouth DT4 7NL

- Retirement Apartment
 - Ground Floor
 - Very Well Presented
- Communal Lounge & Laundry Room
 - No Forward Chain
- One Double Bedroom
 - Private Patio Area
 - Communal Gardens
 - Guest Suite
- Popular Retirement Development

Asking Price £200,000 Leasehold



SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge

10'11" x 26'4"

Kitchen

7'7" max x 7'2" max (max x max)

Bedroom One

16'10" x 9'2"

Bathroom

5'7" x 6'11"

Private Patio Area

Communal Gardens, Lounge and Laundry

APARTMENT

Lounge / Diner

10'11" x 26'4"

COMMUNAL AREAS

Residents Lounge

Laundry

Guest Suite

Gardens

We are pleased to offer for sale this very well presented one bedroom, ground floor retirement apartment.

The apartment faces onto the front of the building. Upon entering the apartment you are met with a hallway benefitting from two storage cupboards. The lounge is spacious with light flooding in from the French doors which lead onto a private patio area. Off the lounge, the modern fully fitted kitchen, with co-ordinated worktops and integrated appliances

The bedroom is a good size and enjoys fitted wardrobes and newly fitted carpets. The bathroom comprises a low level WC, wash hand basin set into a vanity unit and a panelled bath with shower attachment over.

The apartment has use of the communal gardens, laundry room and visitors have access to a guest suite.

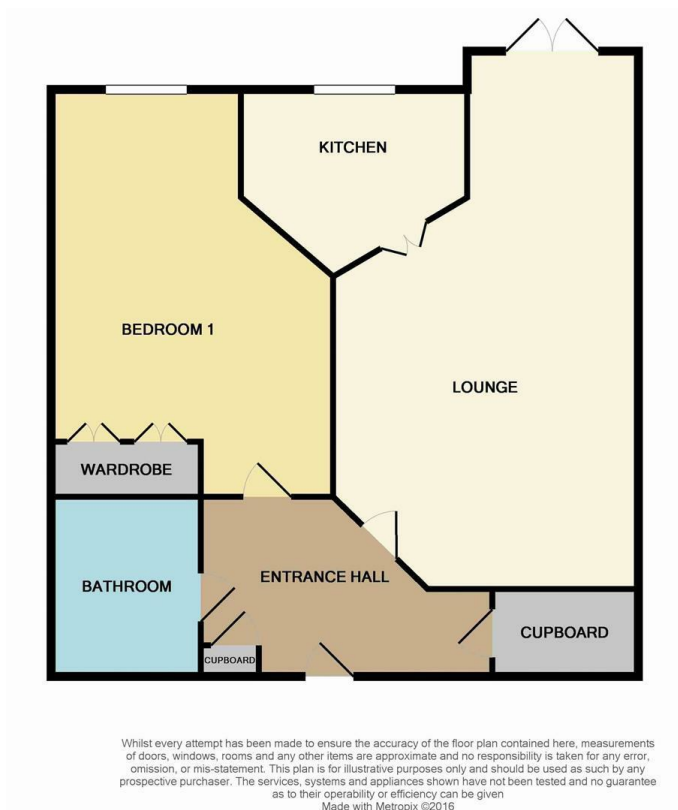
Hardys Court was built by McCarthy & Stone and consists of 38 apartments arranged over two floors. Each served by a lift. There are nine lots of two bedroom apartments and twenty nine one bedroom apartments within Hardys Court. The house manager can be contacted

from various points within each property. In the case of an emergency there is a 24 hour care-line response for when the house manager is off duty. The development is conveniently positioned in the vicinity of local shops, bus stops and local amenities. 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.



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.