

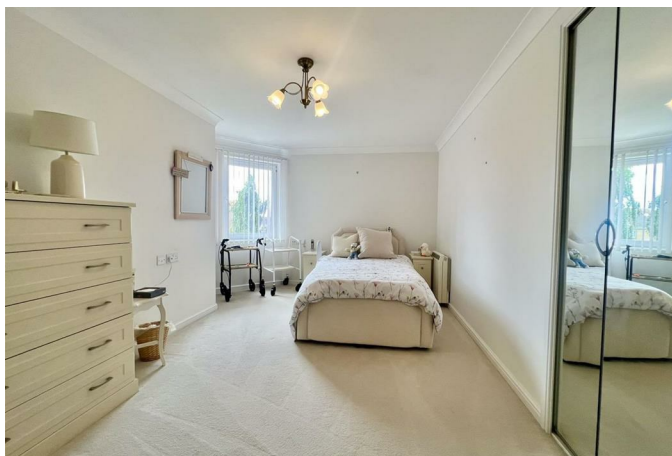


Hardys Court

Dorchester Road, Weymouth DT4 7NL

- One Bedroom Retirement Apartment
- Beautifully Presented Throughout
 - Modern Fitted Kitchen
- Double Glazing & Central Heating
- House Manager & 24hr Care Line
- First Floor (with Lift)
- Spacious Lounge / Diner
- Contemporary Shower Room
- Communal Gardens, Lounge & Parking
- No Onward Chain

Asking Price £210,000 Leasehold



SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Dining Room

17'9" max x 17'0" max (max x max)

Kitchen

9'0" x 5'9"

Bedroom

15'7" x 9'4"

Shower Room

COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

Parking

Mobility Scooter Store

We are pleased to offer for sale this beautifully presented, one bedroom, first floor retirement apartment with a lift. The apartment has been refurbished throughout by the current owners to include recently fitted carpets, a newly styled kitchen and contemporary shower room. The highly regarded Hardys Court development boasts well maintained communal areas and guest suite.

Upon entering the property you are greeted with a spacious entrance hallway hosting a large airing cupboard and also a good sized storage cupboard. From here, the lounge/dining room, bedroom and shower room are accessed. The lounge/dining room enjoys a double glazed door leading to the Juliet balcony, which overlooks the beautiful communal gardens below. From here, the kitchen can also be accessed through a frosted glass door. The kitchen has modern 'shaker' style eye level and base units, sleek granite worktops, integral fridge freezer, four ring hob and electric oven. Unusually for these apartments the kitchen also has space and plumbing for a washing machine. The double glazed window offers equally lovely views over the gardens. The bedroom is large with extensive built in wardrobes. The generously sized shower room has been completely refurbished in a contemporary design and comprises a double walk-in shower cubicle, low level WC, vanity wash hand basin and illuminated mirror.

The apartment has use of the beautiful communal gardens, laundry room and a communal lounge area. Visitors have access to a guest suite via a booking

system. The lively community of Hardys Court have a social committee who host a range of activities such as weekly coffee mornings, afternoon teas and bingo.

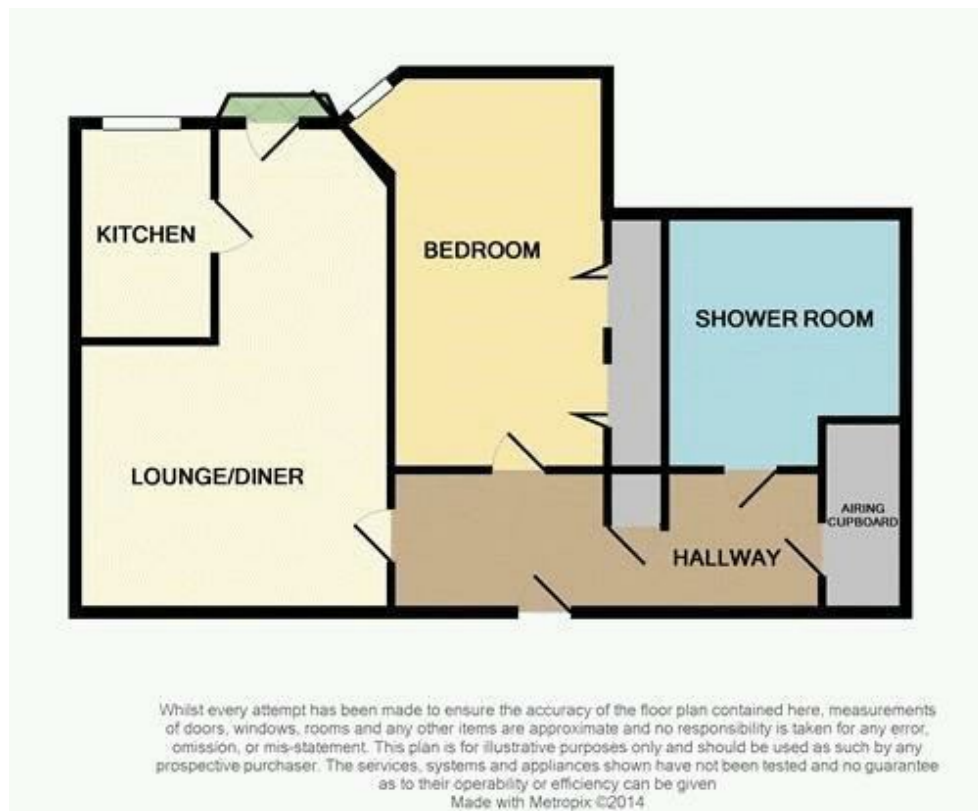
Hardys Court was built by the highly regarded McCarthy & Stone in 2007 and consists of 38 apartments arranged over two floors, each served by a lift. The house manager can be contacted from various points within each property. In the case of an emergency, there is a 24hr care-line response for when the house manager is off duty. To purchase an apartment, a potential buyer must be at least sixty years old. Where a couple is purchasing, only one person must be over sixty, and the other person over fifty five. Cats and dogs are generally accepted, however they are not to be replaced (subject to lease terms and landlord permission). The development is conveniently positioned in close proximity to shops, bus stops and other amenities.

We are informed that the lease has approximately 107 years remaining. The service charges are £2,320.56 per annum, which includes buildings insurance, house manager costs, maintenance and utility costs of the communal areas. The ground rent is £395.00 per annum.

For more information, or to book an appointment to view, 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.