



## Hardys Court

191 Dorchester Road, Weymouth DT4 7NL

- Premium specification retirement property
- Generously proportioned apartment throughout
- Generous double bedroom with built in wardrobe space
  - Resident and visitor parking
- Beautifully presented residents communal lounge
- Purpose built one bedroom apartment
- Quiet, meticulously maintained residents gardens
- Spacious, light filled reception room with Juliet balcony
- House manager, 24H careline facilities & residents laundry room
- Immediate access to main route bus stop

**£177,500 Leasehold**





### **Communal Entrance**

A secure, key and fob activated entrance door opens into a well maintained entrance lobby, a motion sensor, glass panel door opens into the communal hallway.

### **Communal Halls**

Meticulously maintained communal hallways with stair and lift access to all floors. There is a communal lounge upon entry via the secure, key and fob-activated entrance lobby, a door to the rear of the communal lounge leads onto the residents' rear garden space.

### **Residents Garden**

A spacious communal garden with lawn areas, a variety of mature shrubbery and trees, benches providing seating and double glazed French doors into the communal lounge.



### Flat Entrance Hall

Located on the first floor, a front door opens into the entrance hallway which features a cupboard housing the meters, a call system panel on the wall. A door leads into a spacious storage cupboard, which houses the hot water heater. The hall features attractive ceiling coving and doors leading into the living room, the bedroom, and the bathroom.

### Bedroom

18'8" x 9'2"

A generously proportioned front aspect double bedroom with a double glazed window, ceiling coving, mirrored folding doors into a built in wardrobe, and an electric wall mounted heater.

### Bathroom

6'10" x 5'6"

A fully tiled bathroom with a wall to wall bathtub, stainless taps, and a handheld shower attachment above. There is a low level WC, an extractor fan, a hand wash basin with stainless taps, and a heated towel rail.

### Living Room

10'9" x 26'2"

A large front aspect room with a floor to ceiling double glazed window/ door leading to Juliet balcony. Features include an electric fireplace with a wooden surround, a wall mounted electric heater, and obscured glass panel double doors leading into the kitchen.

### Kitchen

7'6" x 8'2"

A front aspect room featuring a range of eye and base level units, a double glazed window, an incorporated ceramic electric hob, a built in eye level oven, an incorporated undercounter fridge and freezer. The room is partially tiled, features ceiling coving, and includes an extractor fan.

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



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**Direct Moves Estate Agents Office**

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

**Contact**

01305 778500  
[sales@directmoves.com](mailto:sales@directmoves.com)  
<https://directmoves.com/>

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