



AUSTIN   
ESTATE AGENTS

## Hardys Court

Dorchester Road

Lodmoor

Weymouth

DT4 7NL

£255,000

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### SUMMARY

- Retirement Apartment (over 60's) First Floor (lift)
- Overlooking Communal Gardens
- Private Balcony
- Two Double Bedrooms
- Lounge-Dining Room
- Communal Gardens, Residents Lounge & Laundry
- No Forward Chain
- Well Presented Throughout
- Light & Airy
- Car Park & Mobility Scooter Store (Subject to available Space)





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

**Lounge / Diner** 18' 5" x 11' 1" > 8' 8" (5.61m x 3.39m > 2.65m)

**Kitchen** 9' 0" x 5' 9" (2.75m x 1.75m)

**Bedroom One** 17' 7" > 15' 6" (to wardrobe) x 9' 8" (5.36m > 4.73m to wardrobe x 2.94)

**Bedroom Two** 11' 3" > 9' 2" x 8' 9" (3.43m > 2.80m x 2.66m)

**Bathroom** 6' 10" x 5' 7" (2.08m x 1.69m)

### COMMUNAL AREAS

Residents Lounge

Laundry

Gardens

Guest Suite



## THE PROPERTY

We are delighted to offer for sale this very well presented, two bedroom, retirement apartment. This first floor apartment is situated within the highly regarded Hardy's Court which boasts beautiful communal gardens and well maintained communal areas including a vibrant residents lounge. This apartment will be especially sought after as it has a private balcony overlooking the main communal garden area.

The entrance door of the apartment gives access to the reception hallway with wall mounted security intercom system, a large storage cupboard and doors to the lounge / diner, bedrooms and bathroom. The lounge / diner is situated to the front of the property with a large double glazed window and door providing excellent natural light and leading to a balcony with pleasant views of the beautiful gardens. There is ample room for a dining table as well as a feature fireplace with electric inset fire and double opening doors to kitchen. The kitchen is tastefully fitted with a modern range of matching eye level and base units, with integrated electric oven, halogen hob and extractor fan. Unusually for this retirement complex, the apartment benefits from its own washing machine

Bedroom one is spacious and benefits from a built-in mirror fronted wardrobe. Bedroom two is also a generous size with a double glazed window to the front wall. The bathroom comprises a low-level WC, vanity wash hand basin, panelled bath with shower over and complementary tiled walls. The apartment offers double glazing and electric storage heating throughout.

In addition, the residents of the apartment have the use of the communal lounge, well tended communal gardens and laundry room. Visitors have access to the guest suite. 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, 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, or to arrange a viewing appointment, please contact Austin Estate Agents.

We understand the lease has 83 years remaining. The annual service charges are £3,399.00, which includes buildings insurance. The ground rent is £460.00 per annum. Existing pets are permitted but may not be replaced.



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: C      TENURE: Leasehold**

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**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.