Hull Gregson Hull



Hardys Court 191 Dorchester Road

Weymouth, DT4 7NL

Asking Price £170,000 Leasehold

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This very well presented One Bedroom FIRST FLOOR apartment is located in Lodmoor in the popular over 60's retirement development of Hardy's Court.
This apartment is situated in a quiet corner of the development and has landscaped communal gardens and residents parking. The property has a modern fitted kitchen & bathroom, UPVC double glazed windows, a house manager, lift to all floors and good communal facilities including a lounge, kitchen & laundry room.
The apartment is being sold with vacant possession.

ENTRANCE HALL

Large storage and airing cupboard housing hot water tank, emergency call and entry phone system, and coved ceiling.

LIVING ROOM

19'4" x 10'5" maximum measurement (5.90m x 3.20m maximum measurement)

Maximum measurements, double aspect room, door to Juliet balcony, electric fan fire with attractive ornate surround, wall mounted heater, TV, telephone and numerous power points, coved ceiling, and double doors to:

KITCHEN

7'6" x 6'10" (2.30m x 2.10m maximum measurement)

Window to side, excellent range of modern base and wall units, electric oven, ceramic hob and extractor fan above, half tiled walls, stainless steel sink with mixer tap unit, integrated fridge, coved ceiling, and wall mounted fan heater.

BEDROOM

13'5" x 9'2" (4.10m x 2.80m maximum measurement)

Window to side, wall mounted storage heater, built in double wardrobe, TV & telephone point, and coved ceiling.

SHOWER ROOM

Modern suite comprising of a large walk in shower with glazed shower screen, pedestal wash hand basin with storage below, low level WC, heated towel rail, extractor fan, fully tiled walls, light and shaver point, wall mounted fan heater, extractor fan, and coved ceiling.

























COMMUNAL AREAS

There is a communal lounge and kitchen, which can be used by all residents, guest rooms which can be hired out and there is also a laundry room housing washing machines and tumble driers, a house managers office, a secure intercom system, TV security cameras, emergency alarm controls to the House manager or direct to the Careline control centre, a smoke alarm system all-inclusive in the service.

LEASE & SERVICE CHARGE

125 years from 2006
SERVICE CHARGE & GROUND RENT
£225 per month to include water.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1800 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains electricity and water, and mains drainage.

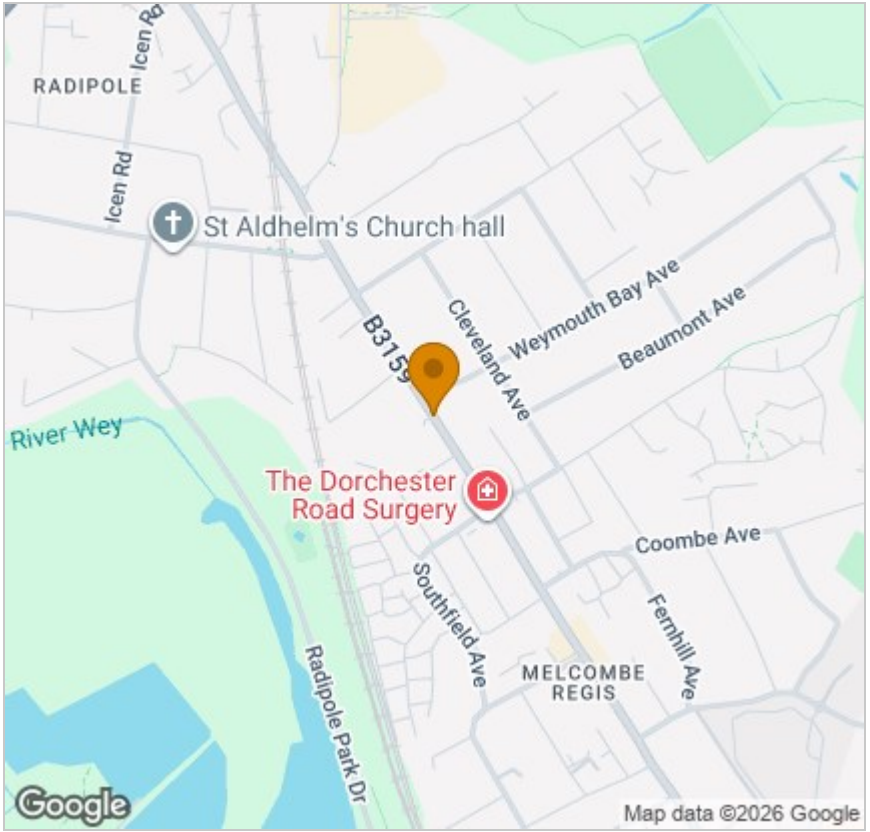
LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

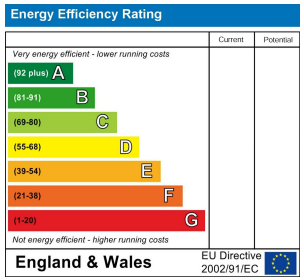
Floor Plan

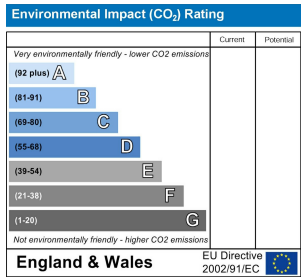


Area Map



Energy Efficiency Graph





Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

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