



Hardys Court

Dorchester Road, Lodmoor, Weymouth DT4 7NL

- Retirement Apartment
- One Double Bedroom
- Balcony overlooking the Communal Gardens
 - Communal Lounge, Laundry & Gardens
- Close Proximity of Local Shops & Amenities
- Second Floor (with Lift)
- Spacious Lounge / Diner
- Well Appointed Kitchen & Shower Room
- Guest Suite for Residents
- No Onward Chain

Asking Price £205,000 Leasehold



SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner

17'7" > 9'11" x 14'8" > 10'9"

Kitchen

7'5" x 5'9"

Bedroom

12'8" x 8'9"

Shower Room

8'10" max x 7'3" max

COMMUNAL AREAS

Lounge

Laundry

Guest Suite

Gardens

We are delighted to offer for sale this second-floor retirement apartment, served by a lift, within the popular Hardys Court development. The apartment offers well-presented accommodation comprising a spacious lounge/diner, fitted kitchen, double bedroom and shower room, with double glazing and central heating throughout. Communal facilities include a residents' lounge, laundry room, guest suite, unallocated parking and attractive, well-maintained gardens.

The entrance door opens into a reception hallway with a storage cupboard and security entry system. The lounge/diner is bright and airy, featuring a UPVC door leading to a private balcony overlooking the pleasant communal gardens. Glazed panelled doors lead through to the fully fitted kitchen, which includes coordinated worktops and a range of integrated appliances.

The double bedroom is generously sized and benefits from fitted wardrobes. The shower room comprises a low-level WC, vanity wash hand basin and a large independent shower cubicle.

Residents enjoy use of the beautifully maintained communal gardens, a vibrant residents' lounge and a laundry room. Visitors to the development have access to the guest suite, and parking is available to the front of the building on a first-come, first-served basis.

Hardys Court was built by McCarthy & Stone and consists of 38 apartments arranged over two floors, all served by a lift. There are nine two-bedroom and twenty-nine one-bedroom apartments. A house manager is available, with a 24-hour careline response when off duty.

The development is conveniently located close to local shops, supermarkets and amenities, including bus routes to surrounding areas and a doctors' surgery. To purchase an apartment, residents must be 60 years or over (or 55 for one party of a couple).



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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaphor (2025)



Austin Property Office

3 Sirius Business Centre Lynch Lane,
Weymouth, Dorset, DT4 9DN

Contact

01305 858470
info@austinpropertyservices.co.uk
austinpropertyservices.co.uk

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.