






# 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 £200,000 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 doors, windows, rooms 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 operability or efficiency can be given.
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