


## Dorchester Road

**Weymouth, DT4 7NL**

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**£160,000 Leasehold**

Hull Gregson Hull

# Dorchester Road

Weymouth, DT4 7NL

- Retirement Property
- One Double Bedroom
- No Forward Chain
- Communal Lounge & Laundry Room
- Minutes To Town & Beach
- Well Kept Communal Gardens & Large Patio Area
- Close To Local Amenities Including Immediate Access To Main Route Bus Stop
- Guest Suite
- First Floor - Lift Access
- Double Glazing & Electric Central Heating

















Situated within the popular Hardys Court retirement development on Dorchester Road, this one-bedroom first floor apartment offers comfortable and convenient accommodation, ideally suited to those looking to enjoy their retirement in a welcoming and well-established community. The property provides a practical layout, with well-proportioned rooms, making it an appealing option for anyone looking to downsize and enjoy a more manageable home.

Upon entering the apartment, the entrance hallway provides access to two storage cupboards, the main living accommodation, bedroom and bathroom.



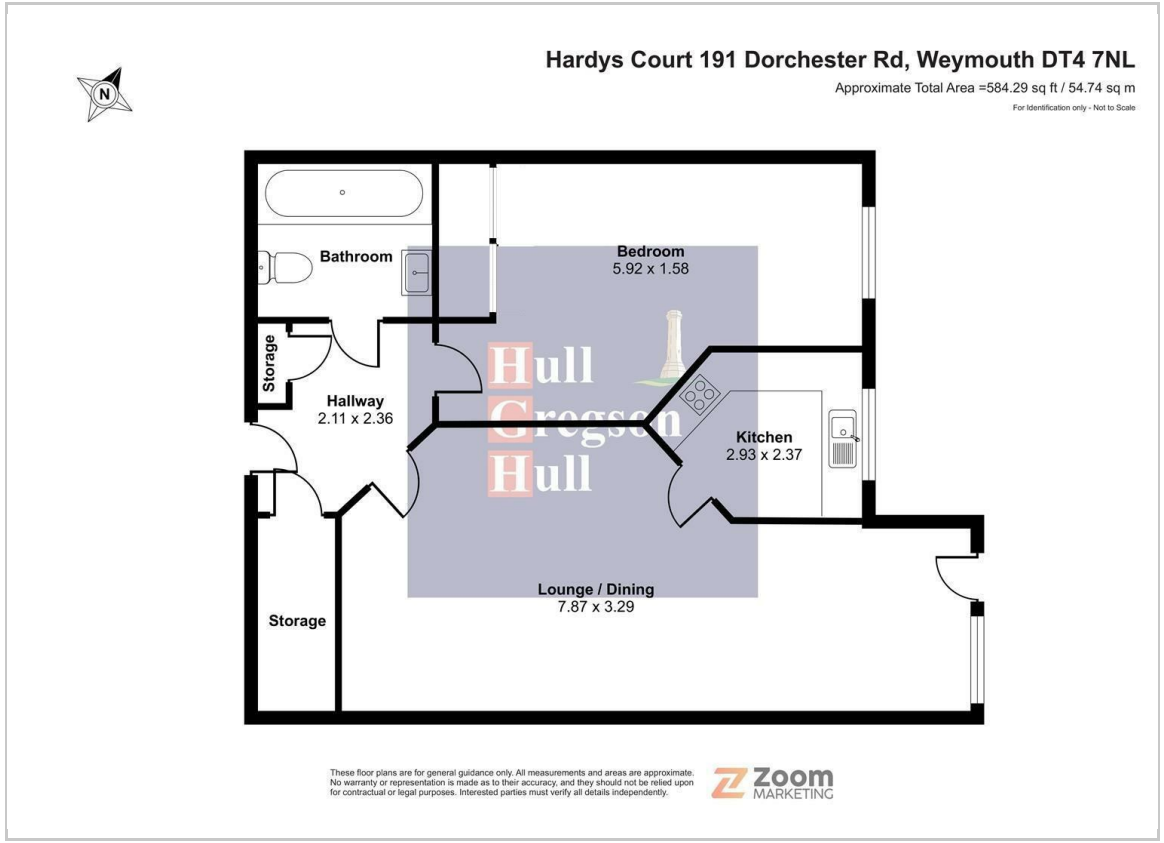
The bright and airy living room offers a comfortable space in which to relax or entertain visitors. There is room for sofas, coffee tables and additional furniture creating a versatile area for both everyday living and socialising. The room provides access to the kitchen which is designed to provide practical everyday cooking and food preparation space, with fitted eye and base level units and ample work surface space. built in electric eye level oven, ceramic hob and fridge and freezer. Its layout is intended to make the most of the available space, providing a functional area.

The bedroom provides fitted wardrobes, room for a king size bed and additional bedroom furniture such as wardrobes and drawers allows for the storage of clothing and personal belongings. The bathroom completes the internal accommodation. The bathroom comprises a bath with shower over, W,C and wash hand basin with vanity units.



Hardys Court is a dedicated retirement development designed to encourage independent living while providing opportunities for residents to socialise and enjoy a sense of community. The communal residents' lounge provides a space to meet neighbours and spend time with other residents, while the communal laundry room offers additional convenience for everyday household tasks. The development also benefits from guest accommodation, allowing friends and family to stay overnight when visiting, without the need to accommodate guests within the apartment itself. A house manager and emergency call system provide additional reassurance, helping residents enjoy their independence with added peace of mind.

Conveniently situated on Dorchester Road on main bus route' the development offers access to local shops, amenities and public transport, with Weymouth town centre and its wider range of facilities accessible from the surrounding area.







## Hallway
6'11" x 7'8" (2.11 x 2.36)

## Bathroom

## Lounge/ Dining
25'9" x 10'9" (7.87 x 3.29)

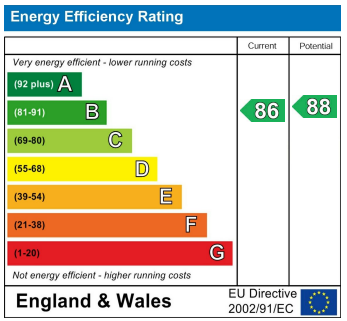
## Kitchen
9'7" x 7'9" (2.93 x 2.37)

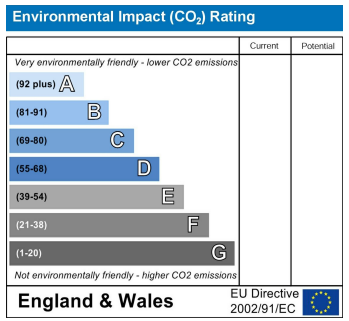
## Bedroom
19'5" x 5'2" (5.92 x 1.58)

## Dorchester Additional Information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. The service charge is £2351.42 per annum, The ground rent is £395.00 per annum and there is 105 years remaining on the lease.

Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

## Dorchester 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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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, property construction, services, & 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.




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