



Instinct Guides You



Dorchester Road, Weymouth Offers In The Region Of £195,000

- No Onward Chain
- Spacious Living Area
- Very Well Presented
- Local Amenities Nearby
- On A Main Bus Route
- Private Balcony
- Communal Lounge & Gardens
- Guest Accommodation
- Lift Access To All Floors
- Laundry Facilities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Offered with NO ONWARD CHAIN, a very WELL PRESENTED, ONE DOUBLE BEDROOM, RETIREMENT APARTMENT, with it's own PRIVATE BALCONY overlooking the COMMUNAL GARDENS situated in LODMOOR. The site benefits further from GUEST ACCOMODATION, LAUNDRY FACILITIES and 24 hour CARELINE SYSTEM. With LOCAL AMENITIES nearby and a main BUS ROUTE outside the complex, this property is ideally placed to retire by the sea!

Hardy's Court is a retirement complex situated on Dorchester Road, approximately a ten minute level stroll to Greenhill Beach. The development, with lift to all floors, comprises 38 flats ranging from 1 to 2 bedrooms, each designed with ease of mobility, ample storage and generous living space and bedrooms. A large communal lounge with its own kitchen and laundry facilities are also available. A manager is on site four days per week.

Situated on the first floor in a corner at the rear of the complex, the property affords privacy and benefits from having no apartment to one side or above, for a quiet living environment.. The lounge/diner is a good size and gives access to your own private balcony, an idyllic setting to enjoy the peaceful summer evenings. The kitchen benefits from integrated oven, fridge & freezer, and ample work surface and storage. The bedroom is a good, comfortable size with built in wardrobe space. The bathroom comprises a double shower cubicle with hand rails, vanity wash hand basin and W.C. Other benefits are electric heating, economy 7 heaters and a focal effect fire, plus a cost effective water tank in the spacious hall storage cupboard.

Externally the property has the benefit of on site parking to the front and communal gardens and seating areas at the rear.



Room Dimensions

Lounge 17'8" x 8'9" max plus recess (5.39 x 2.68 max plus recess)

Kitchen 8'11" max x 5'6" max (2.74 max x 1.73 max)

Bedroom 11'8" max x 8'7" plus recess (3.56 max x 2.64 plus recess)

Council Tax Band

This Property Is Band B

Lease and Maintenance

The vendor informs us there is a 99 year lease which commenced in 2007, ground rent is £395 per annum, Service charges as of 1st March are £2,063 per annum, pets are allowed.

Please ensure all details are verified by your solicitor before any further costs are incurred.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice. Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.