



Hays Park, Shaftesbury

Guide Price £135,000

## Hays Park, Sedgehill, Shaftesbury, Dorset SP7 9JR

- Purpose Built Retirement Residence
- Individually Styled Ground Floor Apartment
- Sitting Room With French Doors
- Newly Refitted Kitchen & Shower Room
- Delightful Rural Setting With Views Across Open Countryside
- Excellent Communal Facilities
- 24 Hour Emergency Call System
- Car Port & Visitor Parking
- EPC: C

### HAYS PARK

Sit in the grounds of Hays House is the purpose built, well established and sought after development of Hays Park. Constructed in the early 1990's and situated within stunning Wiltshire countryside, this set of well-designed properties provide an idyllic setting with the balance of readily accessible amenities.

### DESCRIPTION

Having been extensively renovated and individually styled, this ground floor apartment is located within the popular Hays Park Development on rural borders of Wiltshire & Dorset.

Highlights of the accommodation include the sitting room of which takes advantage of dual aspect windows and a French Door to provide views across the countryside whilst helping to create a bright and airy space.

Located off of the sitting room is the kitchen, a well-equipped space with room for free standing appliances, plentiful worksurfaces and room for a small dining table if desired.

The shower room has been recently refitted to incorporate a walk-in shower, aided with assistance handles for ease of use. Completing the accommodation is the bedroom, a comfortable suite with built in wardrobes and space for further typical bedroom furniture.



### OUTSIDE

Externally, the immaculate communal gardens are attractive and accessible.

There are plenty of sitting areas, a summer house, access to local foot paths as well as some breathtaking views of the beautiful surrounding countryside.





## SERVICES

This property is connected to mains water, electricity as well as private drainage. Heating is in the form of off-peak electric heaters.

In addition, Hays Park offers an excellent range of facilities including a dining room, laundry room, hairdressing salon, 24 hours emergency call system and a separate suite for overnight guests.

## LEASEHOLD INFORMATION

**Leasehold.** 125 year lease, commencing in 1991.  
Service Charge £1998- Paid Quarterly.

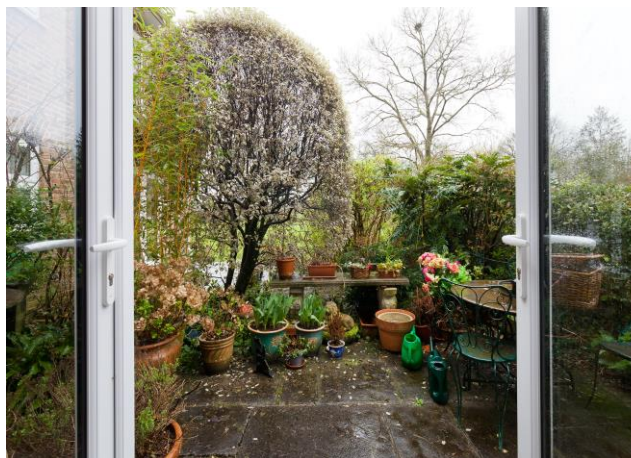
Service Charge includes energy costs, buildings insurance, maintenance of communal areas and gardens, emergency assistance system, lifts and access to the laundry room and hairdressing salon.

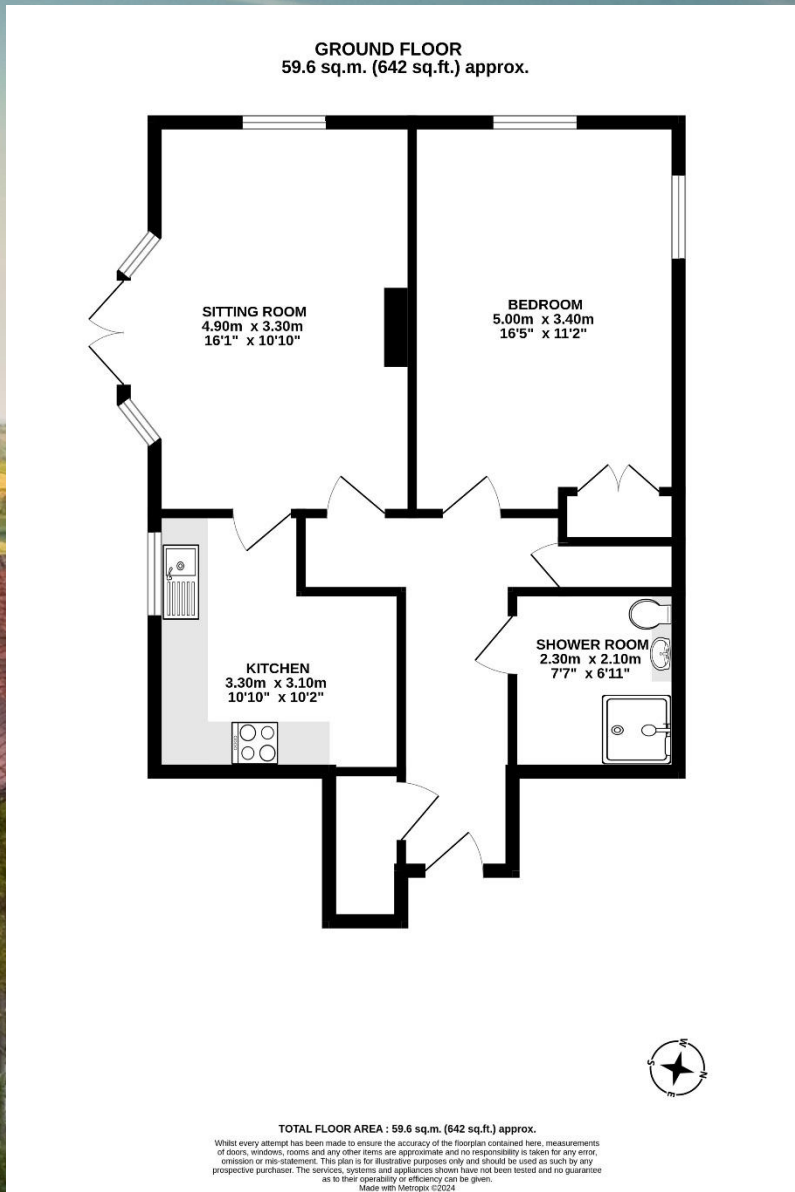
## LOCAL AUTHORITY

Wiltshire Council Tax Band D.

## VIEWINGS

Strictly by appointment only with Boatwrights Estate Agents.  
01747 213 103  
sales@boatwrights.co.uk  
www.boatwrights.co.uk





**Important Notice**  
These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations.  
All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.  
14 March 2024