



Apartment 16/17 Hays Park, Sedgehill

£350,000

16/17 Hays Park, Sedgehill, Wiltshire, SP7 9JR

- Stunning First Floor Apartment ·Over 1500 Sq. Ft. Of Accommodation
- 24 Hour Emergency Call System ·Beautiful 22ft Sitting / Dining Room
- Three Bedrooms & Two Bathrooms ·Stunning Communal Grounds ·Car Port
- Visitor Parking
- EPC: D ·

DESCRIPTION

Apartment 16/17 Hays Park is a simply charming two-bedroom, first floor apartment offering classically presented accommodation arranged in an intelligent manner.

The Apartment offers an entrance hall, substantial triple aspect sitting room/dining room, kitchen/breakfast room, two bedrooms as well as a study which could be an additional bedroom if required, bathroom and shower room as well as adequate storage throughout.

HAYS PARK

Sat 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.

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

Leasehold. 125 year lease, commencing in 1990 (95 years remaining)

Hays Park Tenants Association - £800 P/A (Paid Quartetly)

Service Charge: - 2019/2020 Approx £15,000 P/A. (Paid Quartetly)

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.

THE GROUNDS

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.

LOCAL AUTHORITY

Wiltshire Council, Band F.

VIEWINGS

Strictly by appointment, only with Boatwrights. Please do get in touch to ask us about our 'Safe Viewings Guidelines'

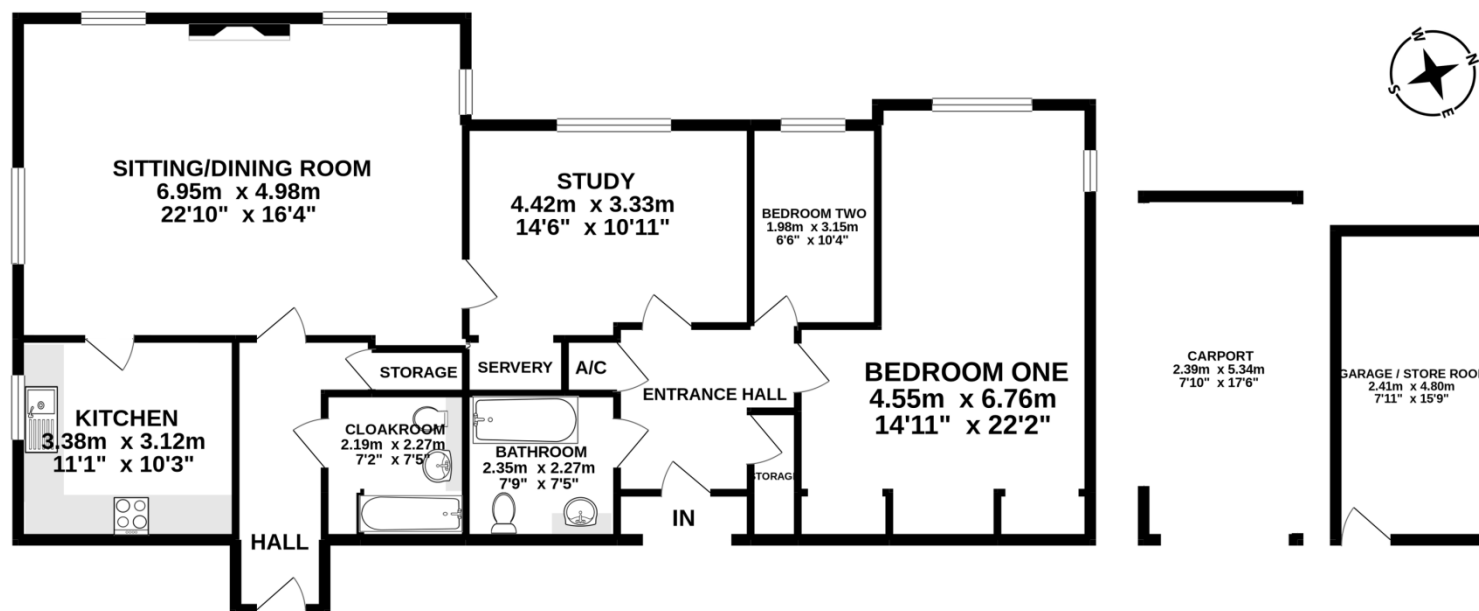
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145.4 sq.m. (1565 sq.ft.) approx.



TOTAL FLOOR AREA : 145.4 sq.m. (1565 sq.ft.) approx.

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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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.

27 October 2020