



Apt 15, Hardy Lodge, Coppice Street, Shaftesbury

Asking Price: £245,000

Hardy Lodge, Coppice Street, Shaftesbury, Dorset SP7 8GY

·Highly Sought After Retirement Development For The Over 60's ·Recently Constructed To A Superb Standard ·Ground Floor Apartment Offering Several Upgrades ·Modern High Quality Fixtures & Fittings Throughout ·Excellently Appointed & Spacious Accommodation ·Patio ·Town Centre Location ·Secure Communal Entrance & 24 Hour Care Line ·On Site Lodge Manager · Residents Parking ·EPC: C

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops, Veterinary practise and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist.

There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their miles of peaceful public footpaths and bridleways.

THE PROPERTY

Having been tastefully upgraded and meticulously maintained by the current owner, this one-bedroom ground floor occupies over 700sqft of luxurious accommodation that leads directly onto a delightful patio area ideal for enjoying the afternoon sun.

With a secure entry system, the property is located on the ground floor only a short distance from the communal lounge to provide a brilliant balance of independent living within an active residential development. The property itself consists of a generous, open plan sitting dining room that features a modern fireplace, before leading into the kitchen that takes benefit from triple aspect work surfaces, storage cupboards and array of built-in appliances. The bedroom is again an extremely generous space with room for plentiful, free-standing furniture whilst a modern shower room and storage cupboard complete the accommodation.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Dorset Council, Band D.





HARDY LODGE

Hardy Lodge, located in the town centre of Shaftesbury is a recently constructed, highly regarded, attractive development of 42 retirement apartments. The development, named after the novelist and poet Thomas Hardy who was born in the county of Dorset is managed by the award winning Millstream Management Services, working closely with Churchill Retirement Living to maintain the highest standards of maintenance and service for every lodge and owner. Hardy Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55. Each Apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company, you'll find the Owners' Lounge a popular and relaxed place to meet other residents.

TENURE

Leasehold. 999 year Lease that commenced 2018.

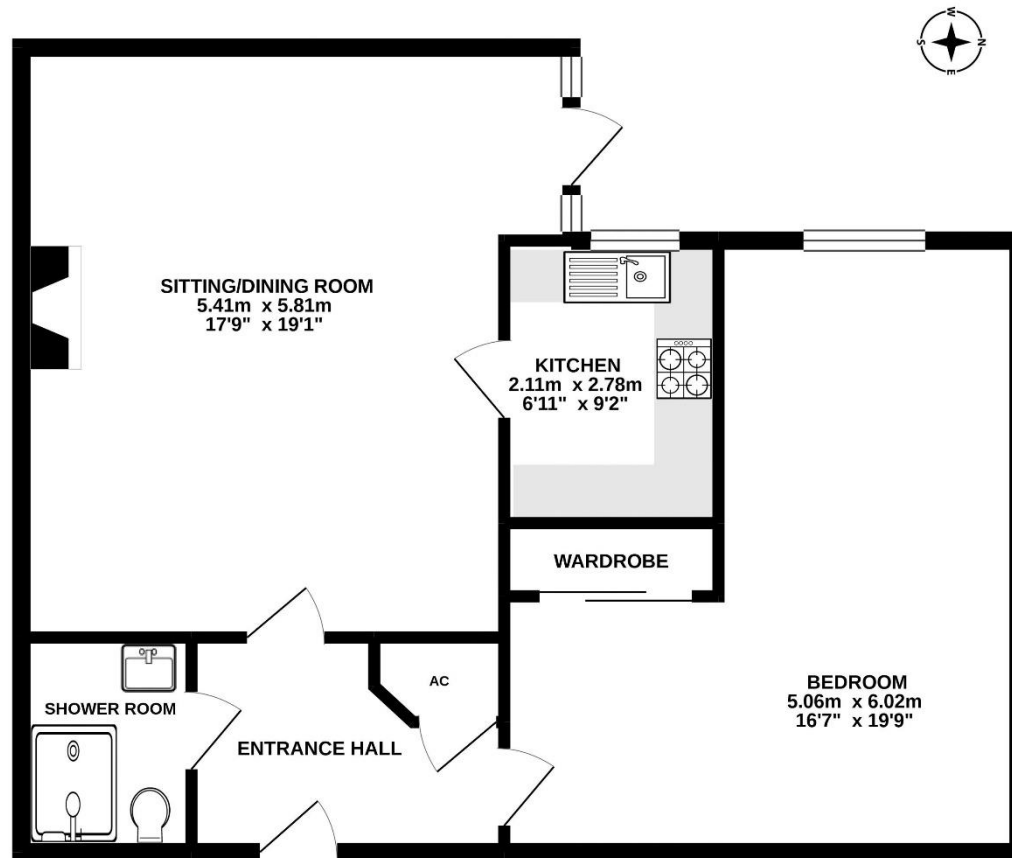
Service Charge £3168.42 per annum and includes: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

Ground rent £575 per annum.

Both the Service Charge and the Ground Rent is collected by Millstream Management every 6 months. Pets allowed with permission from Managing Agent.



GROUND FLOOR 68.7 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA : 68.7 sq.m. (740 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.

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