



Apt. 8 Hays Park, Sedgehill

Asking Price: £110,000

Apt. 8 Hays Park, Sedgehill, Shaftesbury, Dorset, SP7 9JR

- Spacious One Bedroom Apartment
- Situated On The Ground Floor
- Renowned Development For Those Of 55 & Over
- Several Onsite Facilities
- Stunning Communal Grounds
- Guest Suite Available
- No Forward Chain
- EPC: C

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.

THE PROPERTY

Conveniently located on the ground floor only a short distance from the communal entrance and residents lounge is this well-proportioned and well-presented one-bedroom apartment.

Upon entering the property there is a generous hallway with access to a useful storage cupboards before leading through to the main reception room that is adorned in natural light due to inviting bay window and open plan flow into the kitchen.

The kitchen itself boasts an array of storage cupboards, appliance spaces and work surfaces with a view to the front of the development. A spacious principal bedroom is enhanced by built in wardrobes whilst the modern shower room completes the accommodation.



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.





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. Remaining Term: 91 Years

Service Charge: - Quarterly Charge of £2,610.54

Hays Park Tenants Association - Quarterly Charge of £110

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

LOCAL AUTHORITY

Wiltshire Council, Band D.

VIEWINGS

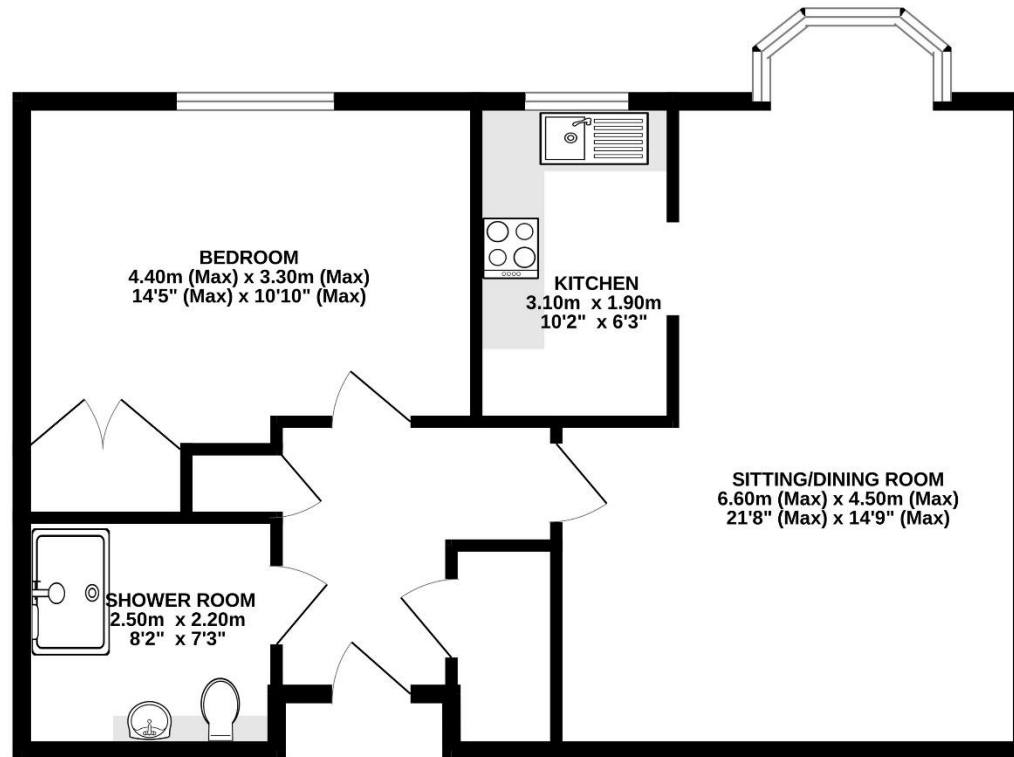
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GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA : 61.4 sq.m. (661 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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Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
12 High Street, Shaftesbury, Dorset SP7 8JG Tel 01747 213106 Email sales@boatwrights.co.uk