



**APARTMENT 26, HARDY LODGE COPPICE STREET
SHAFTESBURY, SP7 8GY**

**£240,000
LEASEHOLD**

A spacious one bedroom apartment close to the centre of Shaftesbury and benefiting from a private balcony with views across Shaftesbury towards Trinity Church Tower. The apartment provides independent living for those aged 60 and over. EPC Rated B



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DESCRIPTION

A modern one bedroom first floor apartment with a private balcony situated in the heart of Shaftesbury with close access to the pretty town amenities.

Hardy Lodge has lifts and stairs to all floors and a proximity fob entry system to the main entrance.

This apartment benefits from a secure video door entry system linked to a digital call alarm system and 24 hour Careline support.

The apartments front door opens into a entrance hallway with access to the living room, bedroom, shower room and a good sized storage/airing cupboard. The shower room has a shower cubicle with a thermostatic shower, low level WC, extractor fan, heated towel rail and wash hand vanity unit.

The bedroom has views out towards the communal garden and a fitted built in wardrobe. The living/dining room is 24foot long with a door leading to a balcony area with views towards Trinity Church tower. A door leads into the modern kitchen with grey wall and base units, integral fridge/ freezer, built in oven, Ceramic Hob, Stainless steel sink and integrated washer/dryer. Outside there are communal gardens to enjoy and a car park.

At Churchill retirement Living the emphasis is most certainly on the lifestyle. Moving into Hardy

Lodge marks a whole new chapter for owners, with personal freedom, social interaction, and self-fulfilment all crucial to happy retirement. Each apartment is self-contained with its own front door so you can maintain independence and privacy. When you are feeling sociable, the Owner's lounge is a popular meeting place where you can make new friends with your neighbours in relaxed surroundings. With all maintenance, gardening, and chores such as window cleaning taken care of. A dedicated lodge manager will look after the development, be on hand to assist with any problems and relieve any worries you may have. The lodge manager also organises social events and trips. For further peace of mind there is a 24 hour care and support system.

Hardy lodge greatly benefits from a guest suite, intruder alarms, fire detection equipment, lifts to all floors, landscaped gardens, car parks, lodge managers and a furnished owners lounge with a coffee bar.

SITUATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists,



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health centre, Churches and shops including High Street names such as Boots, W H Smiths, Superdrug and Costa. There are local bus and long distance coach services, Gillingham, about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South West and to London. The cathedral city of Salisbury is approximately 22 miles and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Energy efficient and economical low carbon heating, Electricity & Drainage.

Annual Maintenance charge: £3168.42, ground rent: £575 (2024 Latest)

Lease: 999 years from 2018

Council Authority: Dorset Council

Council Tax Band: B

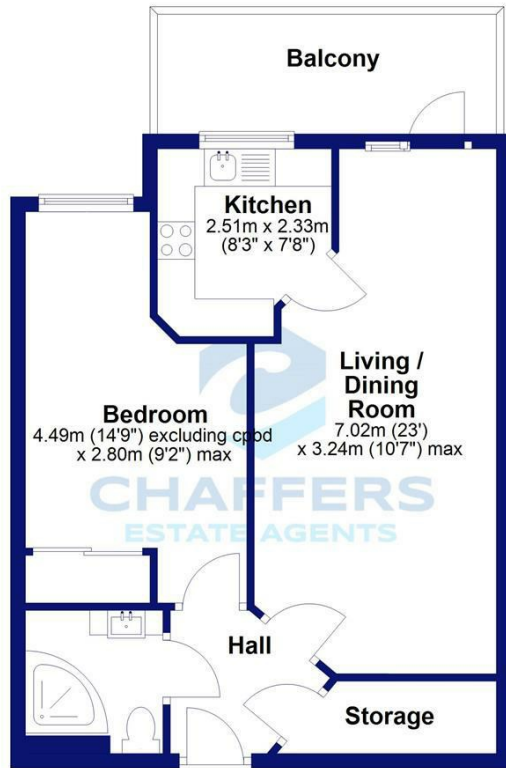
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: B

Agents Note: A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. (Discretionary benefit subject to availability.)



Ground Floor
Approx. 49.4 sq. metres (531.8 sq. feet)



Total area: approx. 49.4 sq. metres (531.8 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Shaftesbury Office
48 High Street
Shaftesbury
Dorset
SP7 8AA

01747 852301
shaftesbury@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk



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