



Hardy Lodge

£250,000

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

- Highly Sought After Retirement Development For The Over 60's
- Recently Constructed To A Superb Standard
- Modern High Quality Fixtures & Fittings Throughout
- Sitting / Dining Room With Access To A Private Patio Area
- Spacious Double Bedroom & Modern Shower Room
- Town Centre Location
- On Site Lodge Manager
- Secure Communal Entrance & 24 Hour Care Line
- Superb Communal Areas

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.

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.





DESCRIPTION

Apartment 6 Hardy Lodge is an excellently located one-bedroom ground floor apartment. The property enjoys a favourable position to the rear of the development and further benefits from having direct access to its own private patio area. The accommodation is immaculately presented and is of modern, classical fashion. The property offers an entrance hall, sitting room / dining room with French style doors accessing a private patio area, kitchen with high quality integrated appliances, modern shower room and a spacious bedroom with built in wardrobes completes the accommodation.

TENURE

Leasehold. 999 year Lease that commenced 2018 Service Charge £2,481.69 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.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Dorset Council, Band D.

VIEWINGS

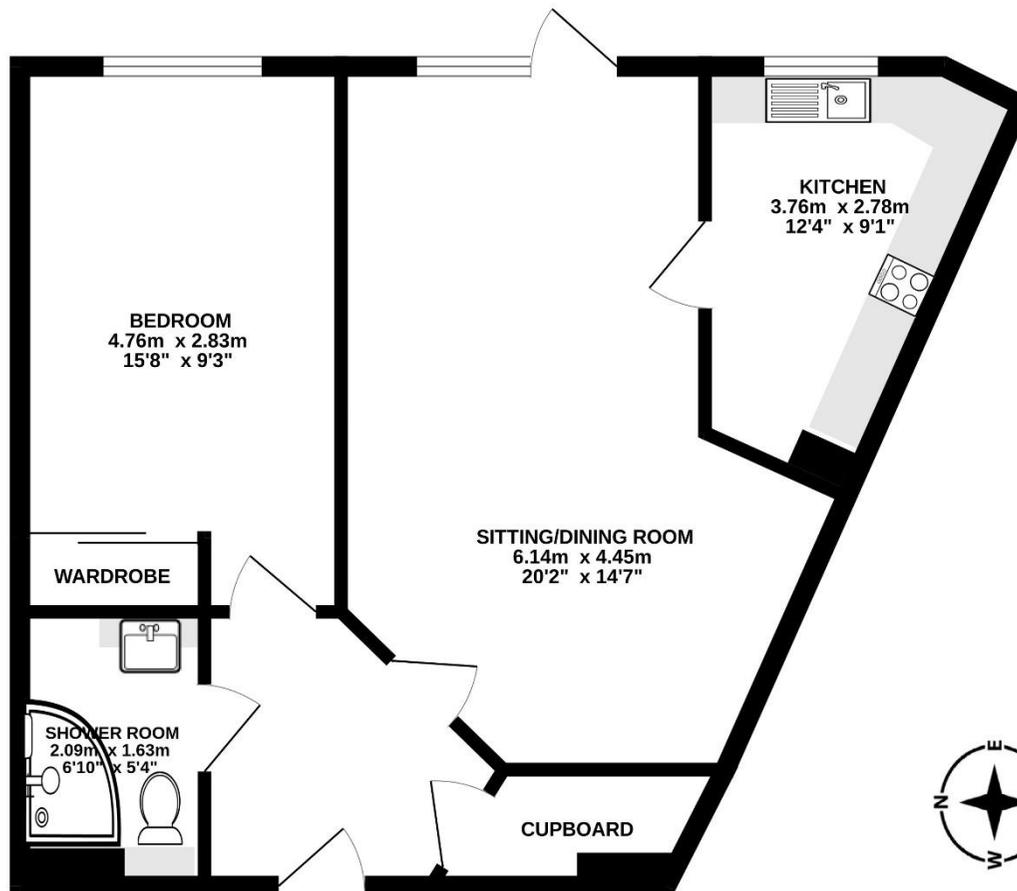
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GROUND FLOOR
51.9 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA : 51.9 sq.m. (559 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.

03 February 2023