



Hays Park, Sedgehill

Guide Price: £275,000



## Hays Park, Sedgemoor, Shaftesbury, Dorset, SP7 9JR

• Purpose Built Retirement Residence • Pleasant Rural Views • First Floor Apartment With Lift Access • Delightful Open Plan Sitting Dining Area • French Doors Leading To A Private Balcony • Excellent Communal Facilities • 24 Hour Emergency Call System • Car Port & Visitor Parking • EPC: C

### HAYS PARK

Sit 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

Occupying an enviable spot within the development, this two-bedroom apartment enjoys a welcoming sense of space and natural light whilst taking in pleasant views across the open countryside.

A true focal point of the home is the open plan sitting dining room with its French Doors leading onto a private balcony whilst the kitchen, conveniently located from the dining space, offers a magnitude of storage cupboards, work surface and appliance spaces. Benefitting from a dual aspect, the principal bedroom is a well-proportioned room with the added advantage of built in wardrobes to provide plentiful storage options.

The second bedroom is again a fair size that could equally act as a hobby or study room if desired. Completing the home is a three-piece family bathroom that includes a bath with assistance lift and a further separate cloakroom.

### OUTSIDE

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.



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## TENURE

Leasehold. 125-year lease, commencing in 1991.  
Hays Park Tenants Association - £110 (Quarterly)  
Service Charge: - Approx. £2,735.45. (Quarterly)

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

## 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.

## COUNCIL TAX

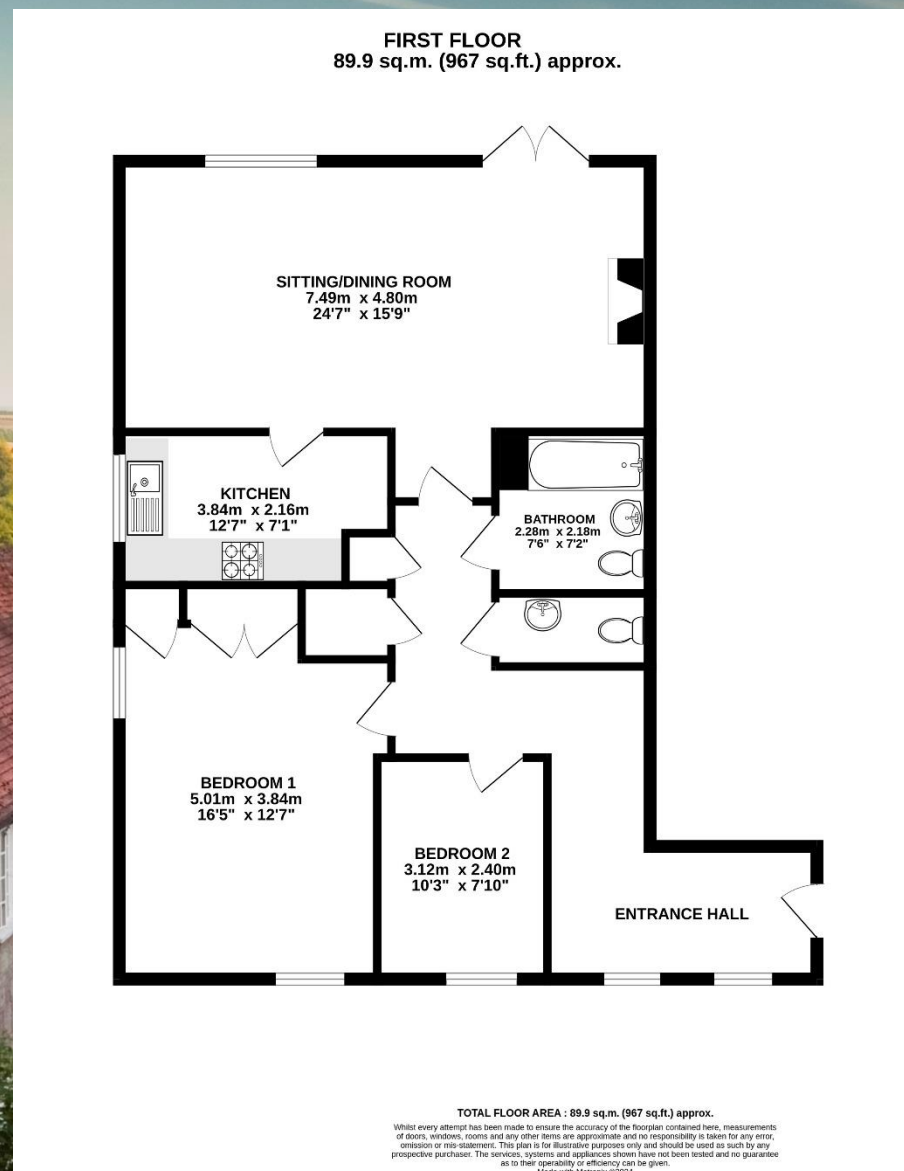
Wiltshire Council Tax Band F.

## VIEWINGS

Strictly by appointment only with Boatwrights Estate Agents.  
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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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