



Apt, 15 Hays Park, Sedgehill

Asking Price: £225,000

15 Hays Park, Sedgehill, Shaftesbury, Wiltshire, SP7 9JR

- Stunning First Floor Apartment With Countryside Views
- Purpose Built Retirement Residence
- Excellent Communal Facilities
- Stunning Communal Grounds
- 24 Hour Emergency Call System
- Car Port
- Visitor Parking
- EPC: D

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

A fantastic first floor apartment with countryside views located within a sought-after Retirement Development of Hays Park situated in the Wiltshire village of Sedgehill.

The spacious apartment boasts an entrance hall, sitting room with balcony enjoying an easterly aspect, kitchen, two double bedrooms with built in storage, shower room and a 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.





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 INFORMATION

Leasehold.

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

LOCAL AUTHORITY

Wiltshire Council Band D.

VIEWINGS

Strictly by appointment, only with Boatwrights.

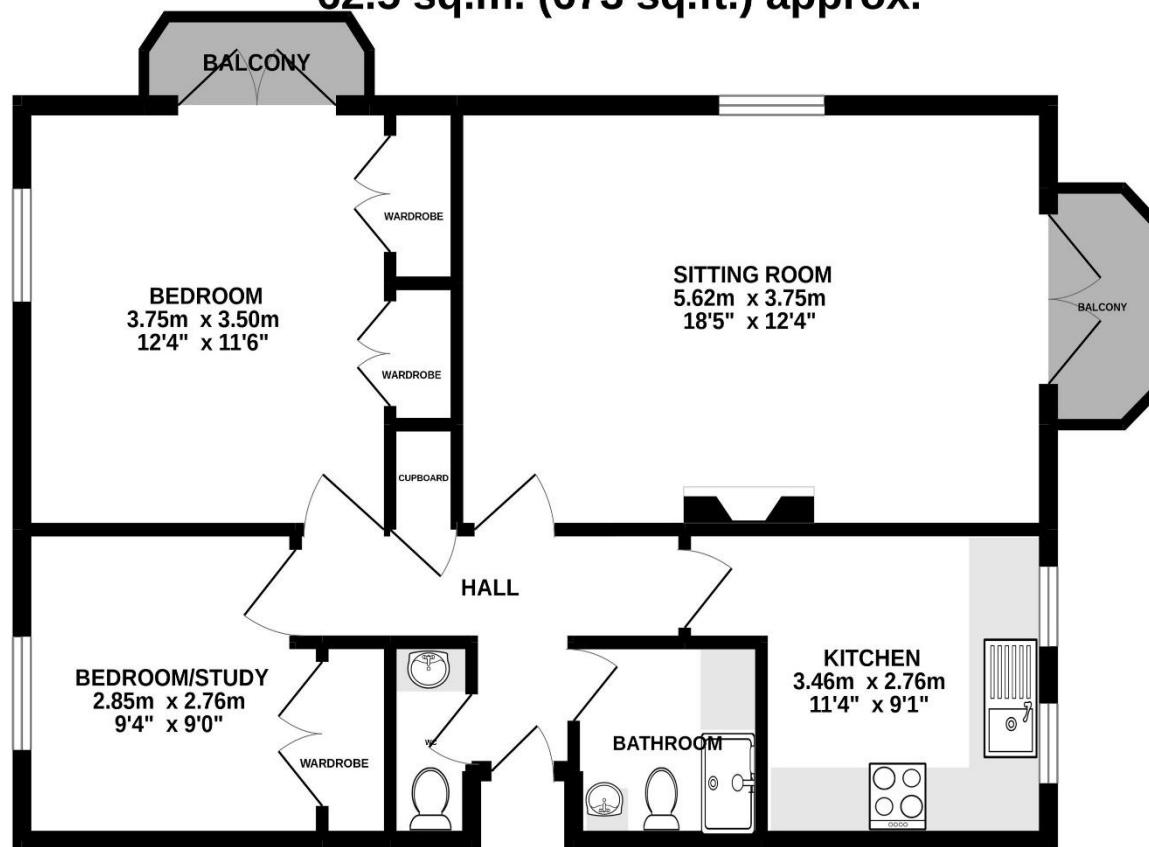
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FIRST FLOOR 62.5 sq.m. (673 sq.ft.) approx.



TOTAL FLOOR AREA : 62.5 sq.m. (673 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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