£210,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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Retirement Property Specialists

Hardy Lodge

Hardy Lodge is a delightful development of 42 one and two bedroom retirement apartments located in the pretty Dorset market town of Shaftesbury.

Steeped in history and tradition, Shaftesbury is one of the oldest and highest towns in England, home to pretty thatched cottages, quaint tea shops and a High Street filled with independent shops offering everything you need. The town hosts a weekly charter market, and regular Farmers' Markets, book fairs, flea markets and Sunday Markets add to the town's bustling atmosphere. Hardy Lodge is well-located for the town centre shops and amenities, and is ideally placed to enjoy the many attractions of this charming market town and the surrounding area.

Hardy Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape.

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. Prices are available from the Lodge Manager.

Hardy Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hardy Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings 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.

Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with Patio overlooking the communal garden. The property is conveniently located for the Owners Lounge and is presented in good order.

The Living Room offers ample space for living and dining room furniture with a door opening onto the Patio area.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Features

- One bedroom ground floor retirement apartment
- Patio area overlooking communal garden
- Good decorative order throughout
- No forward chain
- Convenient for Owners Lounge
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- Owners private car park and 24 Hour Careline system for safety and security
- 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 Living developments across the country.

Key Information

Service Charge (Year Ending 31st May 2027): £3,243.89 per annum

Ground rent £809.88 per annum. To be reviewed February 2032.

Council Tax Band C

999 year Lease commencing 2018

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Living	Width	14'-3" [4340]	max	Length	19'-5" [5910]	max
Kitchen	Width	8'-10" [2700]	max	Length	11'-11" [3630]	max
Shower Room	Width	5'-6" [1665]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-3" [2830]	max	Length	15'-8" [4785]	max

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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