



CHAFFERS
ESTATE AGENTS



Hardy Lodge Coppice Street

Shaftesbury, SP7 8GY

An immaculately presented two double bedroom apartment situated close to the centre of Shaftesbury. The apartment provides independent living for those aged 60 and over and is offered to the market with no onward chain.

£260,000 Leasehold

Council Tax Band: D

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DESCRIPTION

A spacious two double bedroom ground floor apartment situated in the heart of Shaftesbury with close access to the 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 front door opens into an entrance hallway with access to the cloakroom, kitchen, living room, both bedrooms, 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.

Both bedrooms are light and of good size, each benefitting from fitted built in wardrobes. The living room faces the front and has a door to the side leading to an outside area of patio and communal garden. A door leads into the modern kitchen with grey wall and base units, integral fridge/freezer, built in oven with ceramic hob, stainless steel sink and integrated washer/dryer. The resident's car park is to the rear.

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

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, 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, Electricity & Drainage.

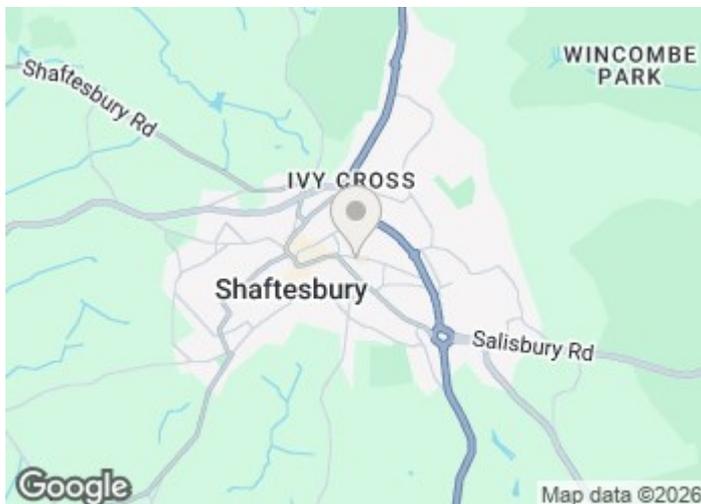
Council Authority: Dorset Council ~ Council Tax Band: D

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: C

Lease term: 999 years from 1st Feb 2019.

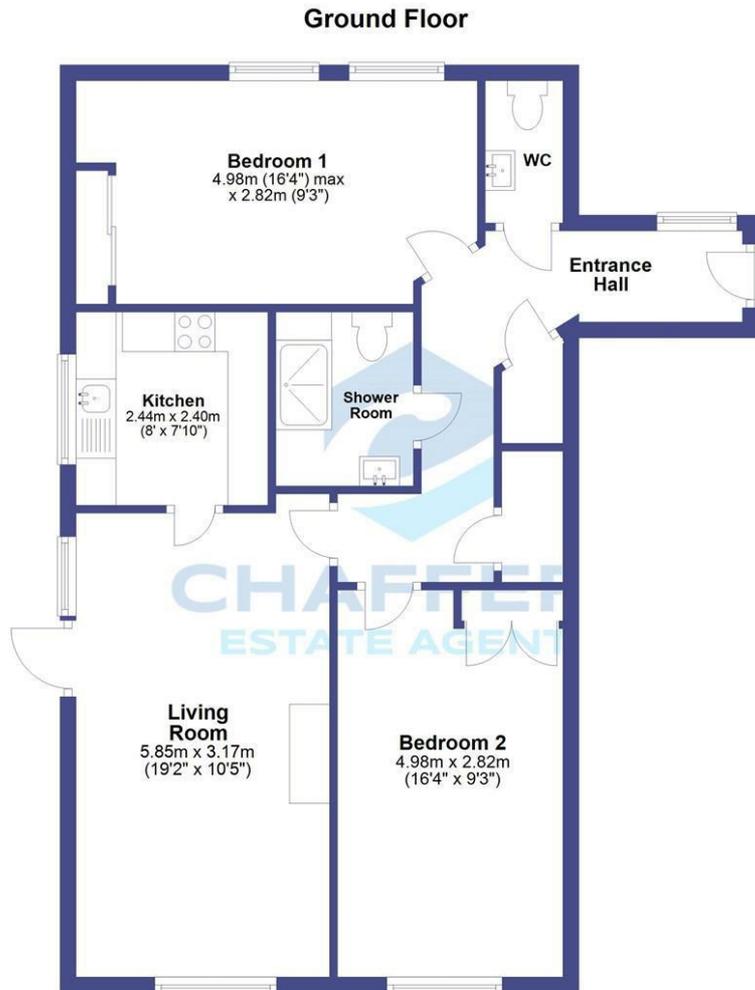
Service charge: £2,421.05 half yearly. Ground rent: £440.15 half yearly.



Directions



Floor Plan: Not to scale ~ For identification purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	