





12 Hays Park, Sedgehill, Shaftesbury, Dorset, SP7 9JR

What 3 Words: ///rocks.strutted.newsreel



## Key Features

- Spacious One Bedroom Apartment
- Renowned Development For Those Of 55 & Over
- First Floor Apartment
- Several Onsite Facilities
- Car Parking & Car Port
- Stunning Communal Grounds

**Services:** This property is connected to mains water, electricity as well as private drainage. Heating is in the form of off peak electric heaters.

**Tenure: Leasehold | EPC Rating: C | Council Tax Band: D |**

Leasehold Terms:  
Remaining Term: 91 Years

Service Charge: - Quarterly Charge of £2,610.54  
Hays Park Tenants Association - Quarterly Charge of £110

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

## Location

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.

## Inside the Home

A neatly presented first floor, one bedroom apartment within this highly regarded development on the Wiltshire / Dorset boarder.

Offering a surprising level of accommodation and presented in a homely fashion, the property offers an entrance hall, kitchen/breakfast room, sitting room with balcony, double bedroom and a bathroom.

## Outside Space

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.

## Shall We Book You in For a Viewing?

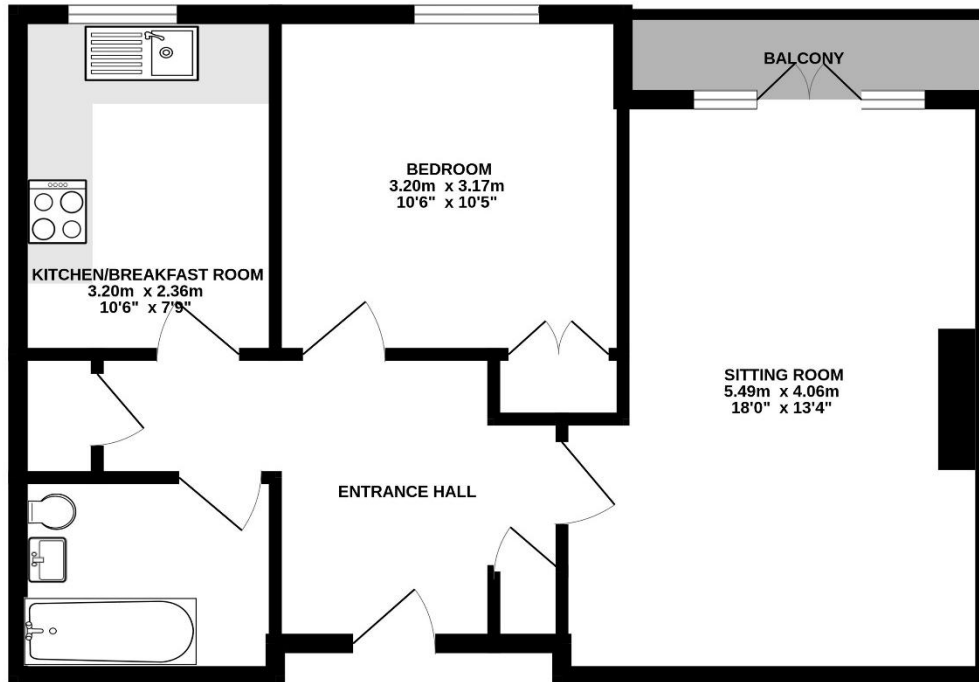
Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106  
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359  
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property



50.9 sq.m. (548 sq.ft.) approx.



TOTAL FLOOR AREA : 50.9 sq.m. (548 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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28 April 2026