





Flat 2/3, Hays Park, Sedgehill, Shaftesbury, Dorset, SP7 9JR

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



## Key Features

- Fantastic Ground Floor Apartment
- Over 1400 sq.ft of Flexible Accommodation
- 24 Hour Emergency Call System
- Two Bedrooms & Two Bathrooms
- Two Large Reception Rooms, Study/3rd Bedroom
- 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: F |**

Leasehold Terms:

Remaining Term: 90 Years

Service Charge: - Quarterly Charge of £5,221.08

Hays Park Tenants Association - Quarterly Charge of £220

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

## Viewings

Strictly by appointment, only with Boatwrights Estate Agents.

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## Inside the Home

Located on the ground floor within the renowned Hays Park Development, these two formally separate apartments have been converted into one spacious property offering over 1400 sq ft of accommodation that provides a great sense of flexibility throughout whilst taking in delightful views across the open countryside.

Highlights of the accommodation include a modern kitchen suite, two reception rooms, two double bedrooms with the potential of a third if desired and separate shower and bathrooms. Furthermore, the property boasts plentiful storage options whilst access is provided via French Doors onto the south facing patio.

## Outside Space

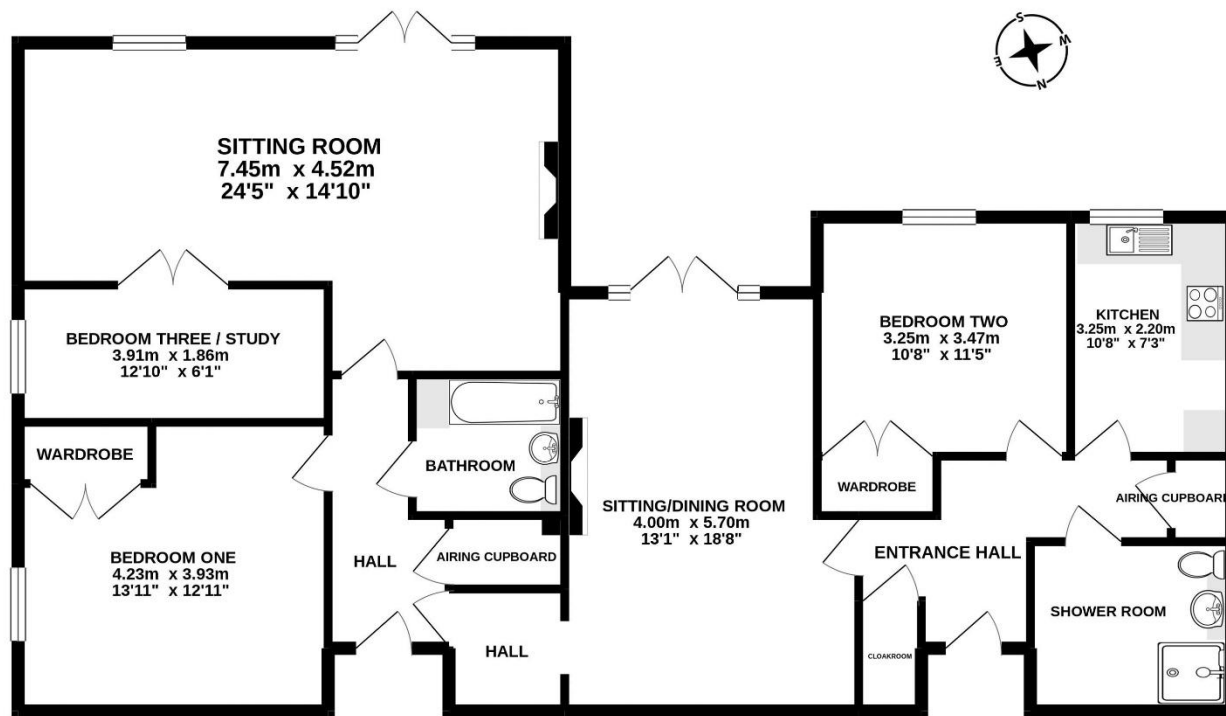
Externally, the immaculate communal gardens are attractive and accessible. There are plenty of sitting areas, a summer house, access to local foot paths as well as some breathtaking views of the beautiful surrounding countryside.

## 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.

Residents can enjoy a wide range of on-site facilities designed to provide comfort, convenience, and an active lifestyle. These include a quality dining room, as well as a hair and beauty salon whilst the elegant lounge provides a relaxing social space. A laundry facility and a guest suite also feature for added convenience, and pets are warmly welcomed. For peace of mind, the Hays Park also benefits from an emergency alarm system, lift access throughout the building, staff on site Monday to Friday, and dedicated night and weekend on-call support.

**GROUND FLOOR**  
**131.0 sq.m. (1410 sq.ft.) approx.**



**TOTAL FLOOR AREA : 131.0 sq.m. (1410 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**

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**29 April 2026**