



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

£1,000 pcm

- Unfurnished
- Retirement Property
- Beautiful Views
- Communal Gardens
- EPC RATING "D"
- Balcony
- Excellent Communal Facilities
- 24 Hour Emergency Call System
- Car Port
- Visitor Parking

An excellent two-bedroom first floor apartment that offers 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.

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 breath-taking views of the beautiful surrounding countryside.

This property is connected to mains water, electricity as well as private drainage.

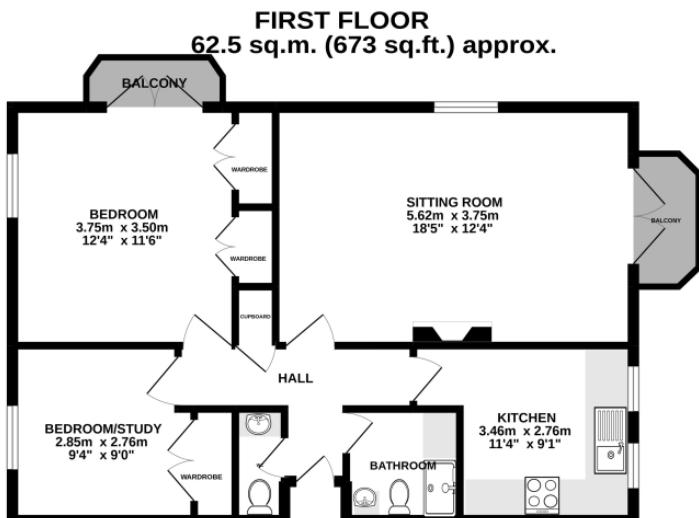
Heating is in the form of off peak electric heaters.

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.

EPC Rating : D

Managed By Boatwrights Estate Agents

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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 inaccuracy. The floorplan is for guidance only and is not to scale. It is the responsibility of any prospective purchaser to have the floorplan checked by a surveyor before purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or working order. Made with Metropix (2002)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	