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**Asking Price £210,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

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

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**Churchill**  
**Sales & Lettings**  
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 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.



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# Property Overview

**\*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\***

**\*\*FORMER SHOW APARTMENT & SOUTH FACING\*\***

Welcome to Hardy Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is conveniently located for the lift and stairs and is presented in fantastic order throughout.

The Living Room offers ample space for living room furniture and benefits from a feature electric fire with attractive surround. A large window allows lots of natural light into the room.

The Kitchen is accessed via the Living Room with 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 washer/dryer, fridge and frost-free freezer.

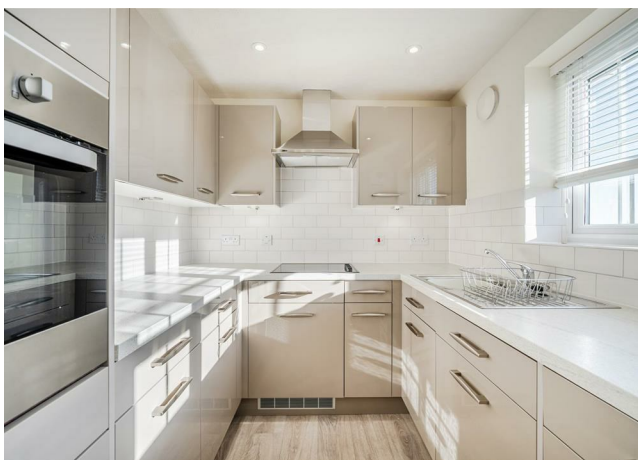
The Bedroom is a generous double with a built in mirrored wardrobe. There is plenty of space for additional furniture if required and a large window keeps this room bright and light.

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

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

Additionally there is an upgraded fire safety/self closure fitted to the front door, configured to make opening and closing easier, but automatically closing in the event of a fire alarm anywhere in the building, and is therefore fully compliant with Fire Regulations.

Call us today to book your viewing at Hardy Lodge!





# Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- Landscaped gardens
- Former show apartment & south facing



# Key Information

Service Charge (Year Ending 31st May 2026): £3,243.74 per annum

Approximate Area = 524 sq ft / 48.6 sq m  
For identification only - Not to scale

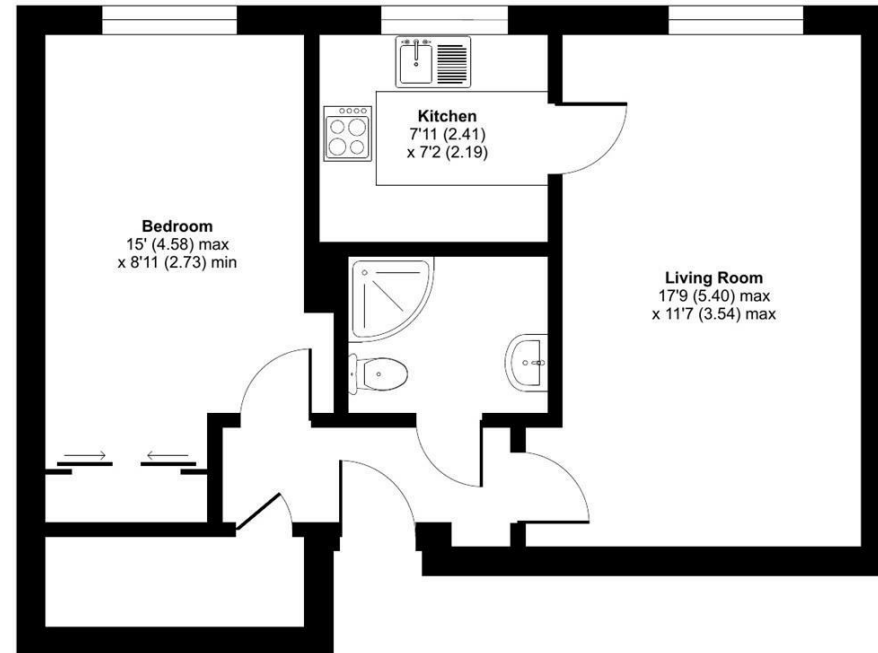
Ground rent £809.88 per annum. To be reviewed February 2032.

Council Tax Band B

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.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1382123

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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