



Connells

Pound Lane
Shaftesbury



Property Description

Connells are pleased to welcome to the market this One Bedroom Ground Floor Flat. It has been recently revived throughout and is perfect for investment buyers or First time buyers. Situated in a convenient location with all the local amenities within easy reach whether by car or on foot. Has Tenant in situ £700 per calendar month.

Entrance Hall

Door from communal hallway, Telephone entry, radiator.

Kitchen/ Lounge

15' 6" x 11' 3" (4.72m x 3.43m)

Double glazed patio doors to front, Double glazed window to side, fitted kitchen comprising of wall and base units, work surface incorporating stainless steel sink and drainer, Free standing electric cooker included, plumbing for washing machine, radiator, telephone and television point, extractor fan,

Bedroom One

10' 3" x 8' (3.12m x 2.44m)

Double glazed window to front, radiator, overhead cupboard.

Bathroom

Bath with mixer taps and over bath electric shower, storage cupboard, extractor fan, low level WC, wash hand basin, electric heater.

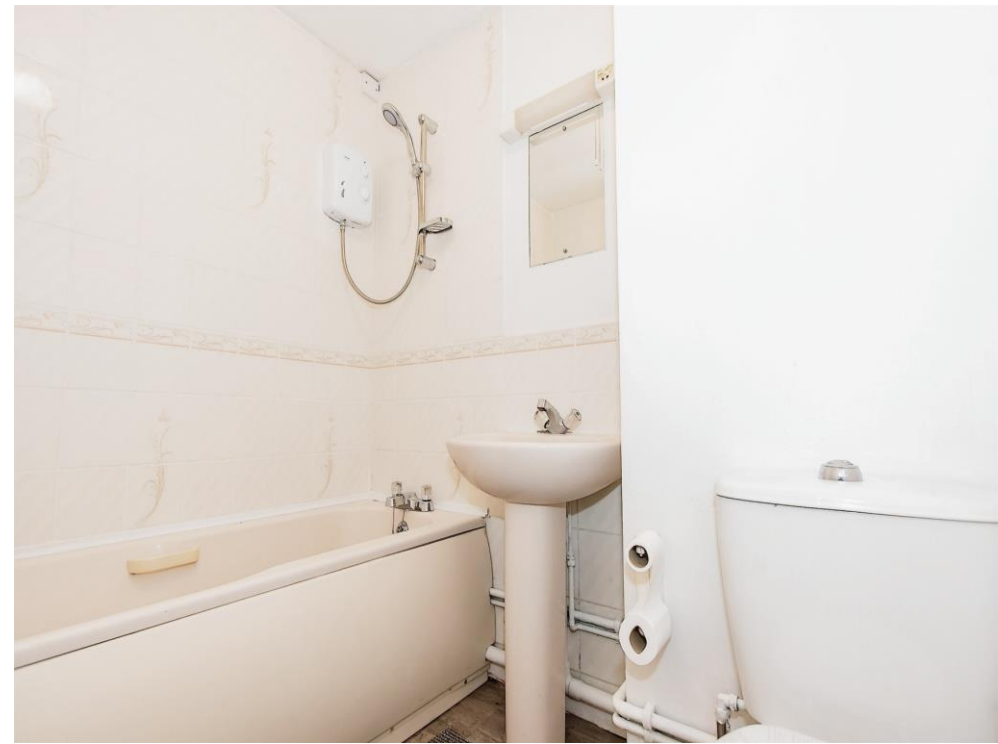
Parking

Allocated parking at rear.

Agents Note

The service charge of £720 per year includes the ground rent.
The electrical installation check has been done for this month.

Has Tenant in Situ for £700 per calendar month.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SFT305259

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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