



Connells

Lyons Walk
Shaftesbury



Property Description

Connells welcome to the market this TWO BEDROOM APARTMENT in Shaftesbury Town Centre. Situated within a beautiful Grade II listed building it boasts high ceilings and character features.

Entrance Hall

Door from communal hall, cupboard and radiator.

Kitchen & Living Space

20' 4" x 17' 4" max (6.20m x 5.28m max)

Irregular shaped room with single glazed sash window into courtyard, radiator, fireplace alcove and telephone point.

Kitchen Area

Fitted kitchen comprising of wall and base units, work surface incorporating stainless steel sink and drainer, plumbing for washing machine, integrated dishwasher, electric oven and gas hob with overhead cookerhood.



Bedroom One

12' 4" x 12' 1" max (3.76m x 3.68m max)
Single glazed window to front and radiator.

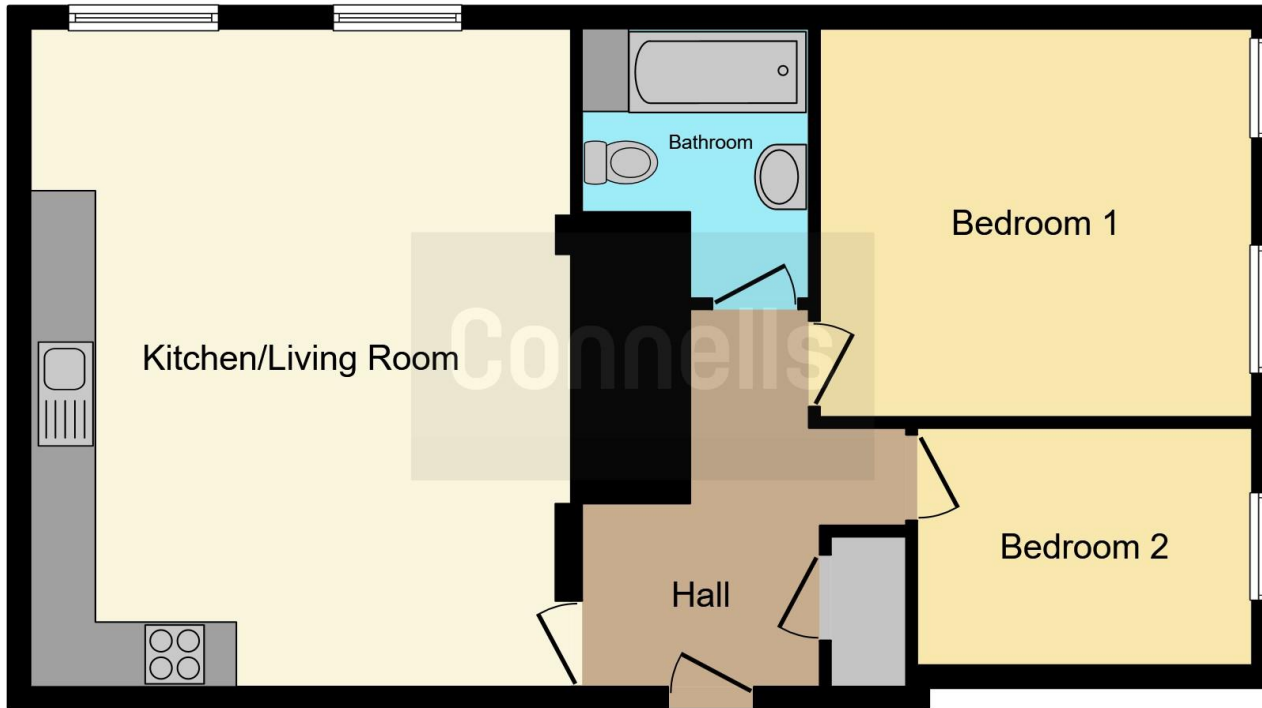
Bedroom Two

10' 1" x 7' 3" (3.07m x 2.21m)
Single glazed window to front and radiator.

Bathroom

Bathroom suite comprising of bath, wash hand basin, WC, heated towel rail, extractor fan and tiled to all splash prone areas.





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: C

view this property online connells.co.uk/Property/SFT305130

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Jul 2013. 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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