



Beaufoy House Beaufoy Close Shaftesbury SP7 8EN

for sale offers in excess of
£130,000



Property Description

Connells are pleased to offer to the market this two bedroom first floor apartment which has recently had a new kitchen and bathroom fitted. With spacious lounge and kitchen space, two bedrooms and bathroom. There are two allocated parking spaces with the property.

Entrance Hall

Double glazed front door, access to the loft via a ladder and a cupboard housing the gas central heating boiler.

Lounge

14' 4" x 13' 3" (4.37m x 4.04m)

Double glazed window to the front, arch into the kitchen area, breakfast bar, radiator, telephone point and a television aerial socket.

Kitchen

14' 4" x 8' (4.37m x 2.44m)

Double glazed window to the front, fitted kitchen with wall and base units, work surfaces, splash backs, induction hob and electric oven, cooker hood and plumbing for a washing machine and dishwasher.

Bedroom One

15' 7" x 10' (4.75m x 3.05m)

Double glazed window to the rear and a radiator.

Bedroom Two

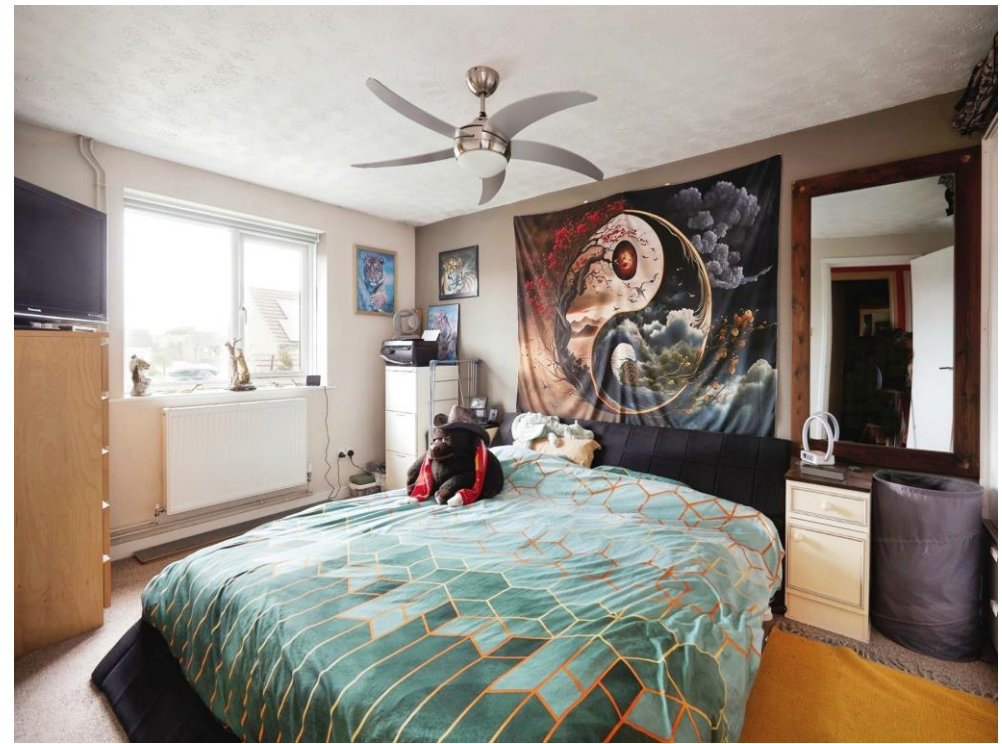
9' 4" x 8' (2.84m x 2.44m)
Double glazed window to the rear and a radiator.

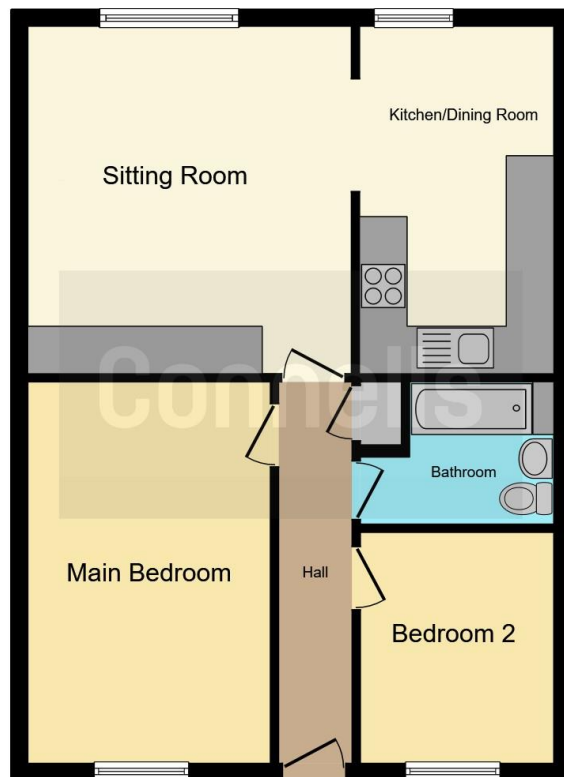
Bathroom

P-shaped bath with a shower over, WC, wash hand basin, water proof wall panelling, extractor fan and a heated towel rail.

Parking

Two allocated parking spaces.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
 SHAFTESBURY SP7 8JG

EPC Rating: D Council Tax
 Band: A

Service Charge: 787.00 Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SFT305713

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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