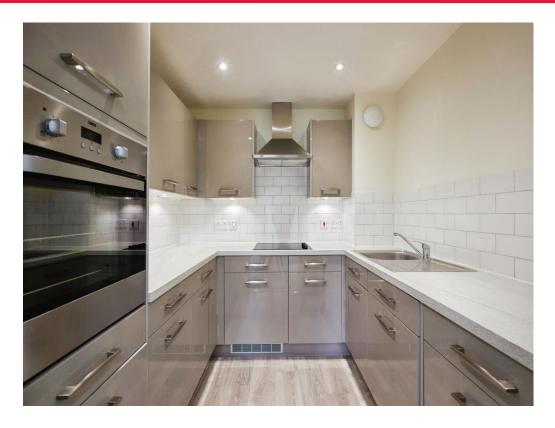


Connells

Hardy Lodge Coppice Street Shaftesbury

Hardy Lodge Coppice Street Shaftesbury SP7 8GY







Property Description

A two bedroom over 55's retirement apartment set in the heart of Shaftesbury. Within walking distance of the town centre and all amenities Shaftesbury has to offer. With no onward chain this is a property not to be missed.

Hallway

Storage cupboard housing the boiler, radiator and a further storage cupboard.

Lounge

 $18' \, 5" \times 10' \, 6"$ ($5.61 \, m \times 3.20 \, m$) Double glazed window to the rear and a radiator.

Kitchen

7' 9" x 7' 9" (2.36m x 2.36m)

Fitted kitchen with wall and base units, stainless steel sink and drainer with mixer tap, electric oven and hob, integrated fridge/freezer and space for a washing machine.

Cloakroom

WC, wash hand basin and a heated towel rail.

Bedroom One

17' 2" x 9' 4" (5.23m x 2.84m)

Double glazed window to the rear, fitted wardrobes and a radiator.

Bedroom Two

15' 8" x 9' 1" (4.78m x 2.77m)
Double glazed window to the rear and a radiator.

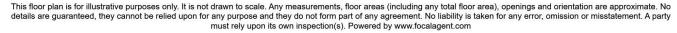
Bathroom

Corner shower cubicle, WC, wash hand basin and a heated towel rail.









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: B Council Band: D

Council Tax

Service Charge:

4842.10

Ground Rent: 880.80

view this property online connells.co.uk/Property/SFT306039

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 2018. 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 buyer interest to check the working condition of any appliances.

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