



**Connells**

Hardy Lodge Coppice Street  
Shaftesbury

# Hardy Lodge Coppice Street Shaftesbury SP7 8GY

for sale  
**£290,000**



## 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

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

### Lounge

18' 10" x 10' 6" ( 5.74m x 3.20m )

Single glazed window to the front, glazed door to the communal garden area with side window, radiator and an electric fireplace.

### Kitchen

7' 11" x 7' 1" ( 2.41m x 2.16m )

Single glazed window to the side, fitted kitchen with wall and base units, integrated fridge/freezer and washing machine, electric oven and hob and an extractor fan and a stainless steel sink and drainer with a mixer tap.

### Cloakroom

WC, wash hand basin and a heated towel rail.

### Bedroom One

15' 6" x 10' ( 4.72m x 3.05m )

Two double glazed windows to the side, built in wardrobe and a radiator.

## Bedroom Two

16' 4" x 9' 2" ( 4.98m x 2.79m )

Double glazed window to the side, built in wardrobe and a radiator.

## Bathroom

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





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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
 SHAFTESBURY SP7 8JG

EPC Rating: C Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 2677.34

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SFT306018](http://connells.co.uk/Property/SFT306018)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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