



Connells

Flat 4 Victoria Street
Shaftesbury



Property Description

Connells are delighted to welcome this well-proportioned one-bedroom first-floor flat to the market and is situated in the sought-after town of Shaftesbury, Dorset.

The living room is a welcoming space, featuring an attractive fireplace and the kitchen is bright, with far reaching sunset views across Shaftesbury. The double bedroom is generously sized and benefits from integrated storage, providing both comfort and practicality.

Located close to Shaftesbury's amenities, this flat makes an ideal home for first-time buyers, or as an investment opportunity.

This is not one to miss! Call Connells today to arrange your viewing!

Entrance Hall

The entrance hall offers access to the shower room, kitchen and bedroom.

Lounge

14' 9" x 14' 3" (4.50m x 4.34m)

The well-proportioned living room has a double glazed window to the front of the property and a double glazed window to the rear of the property. It has a fireplace and cupboard space under the TV.

Kitchen

5' 7" x 11' 5" (1.70m x 3.48m)

The kitchen has a double glazed window to the rear of the property offering far reaching views of Shaftesbury. It has an extractor hood, a double kitchen sink with a retractable tap as well as space for a dishwasher and washing machine.



Bedroom 1

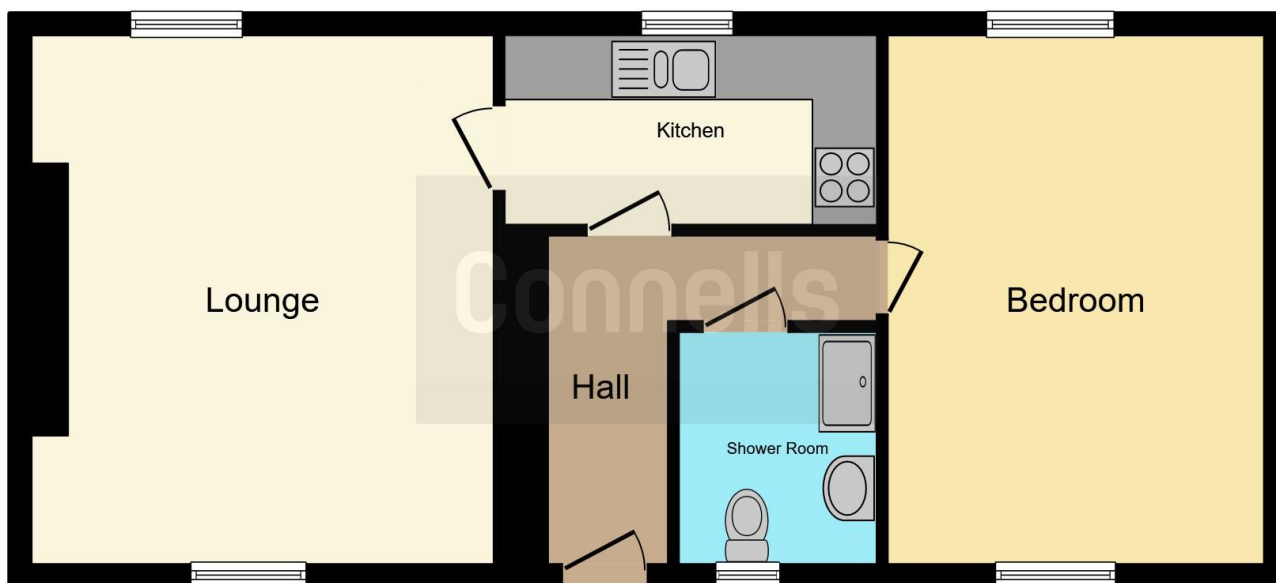
16' 6" x 11' 6" (5.03m x 3.51m)

Bedroom 1 has a double glazed window to the rear of the property and built in wardrobe space.

Shower Room

The shower room has a window to the rear of the property, a WC, hand wash basin, a walk in shower and a 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

To view this property please contact Connells on

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34 High Street
 SHAFTESBURY SP7 8JG

EPC Rating: F

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SFT306098

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1983. 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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