

for sale

offers in excess of **£120,000**



High Street Shaftesbury SP7 8JG

Set in prime location on Shaftesbury High Street this one bedroom flat is one not to be missed with open plan living space with feature fireplace and sash windows to the front. The kitchen has a built in oven and hob, extractor fan.



High Street Shaftesbury SP7 8JG

Open Plan Living Space

20' x 14' 11" (6.10m x 4.55m)

Lounge Area

Sash windows to the front, two night storage heaters and a feature fireplace.

Kitchen Area

Tiled flooring in the kitchen area with wall and base units, built in oven and hob, extractor fan and sink and drainer.



Bedroom

12' x 10' (3.66m x 3.05m)

Window to the rear, night storage heater, access to the loft and door to the bathroom.

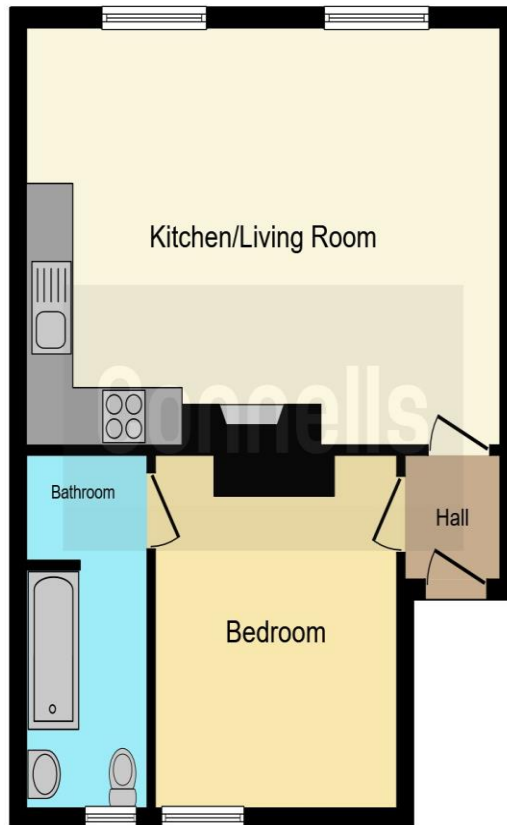
Bathroom

Window, bath, WC, wash hand basin and a night storage heater.

Agents Note

The flat will be separated onto a leasehold title upon sale of property. Please see agent for further information.





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

Property Ref: SFT306075 - 0006

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 50.00

view this property online connells.co.uk/Property/SFT306075

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2009. 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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