

for sale

£140,000



## High Street Shaftesbury SP7 8JG

A great opportunity to own this two bedroom apartment with spacious open plan living space, two good sized bedrooms and bathroom. Contact us today, don't miss out.





# High Street Shaftesbury SP7 8JG

## Entrance Hall

Spacious hallway with two large storage cupboards.

## Open Plan Living Space

21' x 18' 7" ( 6.40m x 5.66m )

## Lounge Area

Exposed beams, two windows and a night storage heater.

## Kitchen Area

Two velux style windows, fitted kitchen with wall and base units, space for an under counter fridge, vinyl flooring to the kitchen area and a built in oven and hob.



## Bedroom One

12' 3" x 9' 1" ( 3.73m x 2.77m )

Window, night storage heater and a built in wardrobe.

## Bedroom Two

11' 10" x 9' 8" ( 3.61m x 2.95m )

Window, night storage heater and a built in wardrobe.

## Bathroom

10' 4" x 5' 3" ( 3.15m x 1.60m )

Window, bath with a shower over, WC, wash hand basin and an electric heated towel rail.

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

To view this property please contact Connells on

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
 SHAFTESBURY SP7 8JG

Property Ref: SFT306083 - 0003

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/SFT306083](http://connells.co.uk/Property/SFT306083)**

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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