



CHAFFERS
ESTATE AGENTS



19 St. Edwards Court

, Shaftesbury, SP7 8LZ

Asking Price £120,000 Leasehold



A spacious two bedroom ground floor apartment for ages 55 and over. The property benefits from communal gardens and is located within easy reach of town centre facilities EPC Rated C



SUMMARY

A spacious two bedroom ground floor apartment for ages 55 and over. The property benefits from communal gardens and is located within easy reach of town centre facilities.

DESCRIPTION

A very well-presented, light and airy ground floor 2 bedroom Age Restricted Apartment nicely located in the ever popular St. Edwards Court complex only a short distance from the town centre. Situated on the ground floor, this apartment comprises: good sized living room with feature window, inner hallway, kitchen, 1 double bedroom, 1 single bedroom, cloakroom/utility and shower room. The property benefits from gas central heating and double glazing.

Outside there are communal gardens and parking on a first come first serve basis.

SITUATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band B:

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

Lease: Service Charge: £2315.63 p.a. A new lease term upon completion of 60 years. 70% ownership with freeholder retaining 30%

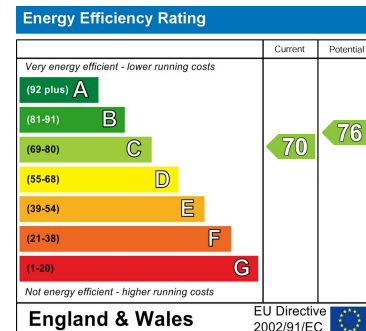
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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