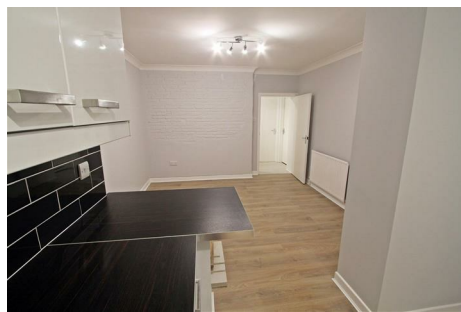




CHAFFERS
ESTATE AGENTS



23 Salisbury Street
Shaftesbury, SP7 8EL

A deceptively spacious and light first floor, two double bedroom apartment located conveniently for town centre amenities with allocated parking, share of freehold and NO ONWARD CHAIN.

Asking Price £200,000 Share of Freehold
Council Tax Band: A

23 Salisbury Street

, Shaftesbury, SP7 8EL



DESCRIPTION

A deceptively spacious first floor, two double bedroom apartment forming part of a character property on the edge of the town centre. The flat's accommodation comprises: entrance hall, open plan kitchen/lounge, two double bedrooms, bathroom and benefits from a large, dedicated loft space.

To the rear there is an allocated, off-street parking space for one vehicle, with spaces for visitors. Long lease and no ground rent.

LOCATION:

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 & Telephone line.

Council Authority: Dorset Council ~ Council Tax Band: A

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: 999 years ~ Ground Rent £ 0 p.a. ~ Service Charge: £400.00 p.a.

(Buildings Insurance, Communal Lighting, Maintenance/Repairs) - Share of Freehold.

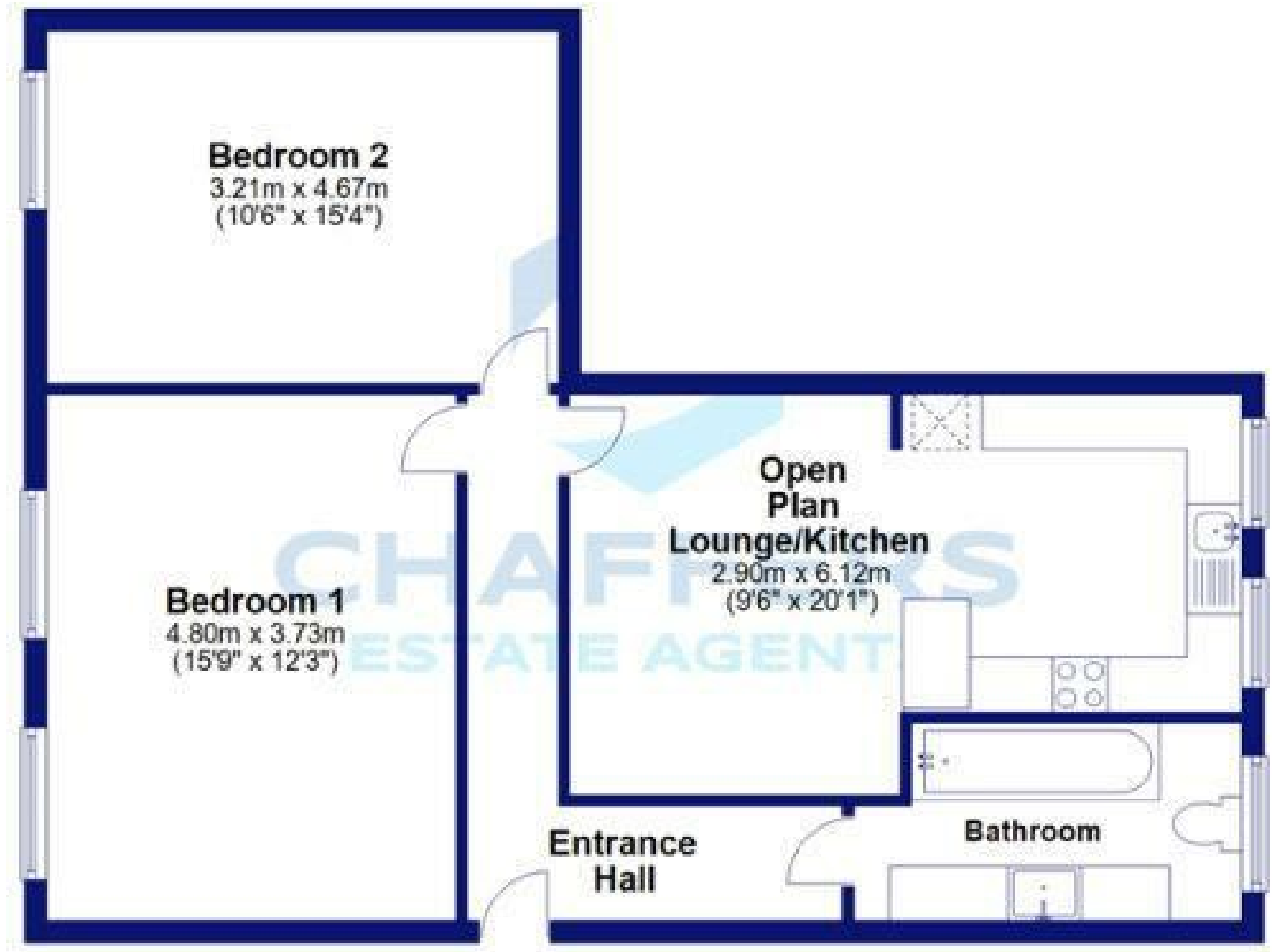


Directions

From our Shaftesbury Office proceed down the High Street bearing right into Salisbury Street; Kestrel Court is then found on the right hand side after approximately 500 yards.



Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	