



**CHAFFERS**  
ESTATE AGENTS

SHAFTESBURY

£200,000

Share of Freehold

**ROY BARRETT**  
ESTATE AGENTS

## Property

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.

### ACCOMMODATION:

**FIRST FLOOR:** ENTRANCE HALL – OPEN PLAN KITCHEN/LOUNGE – TWO DOUBLE BEDROOMS – BATHROOM – LOFT

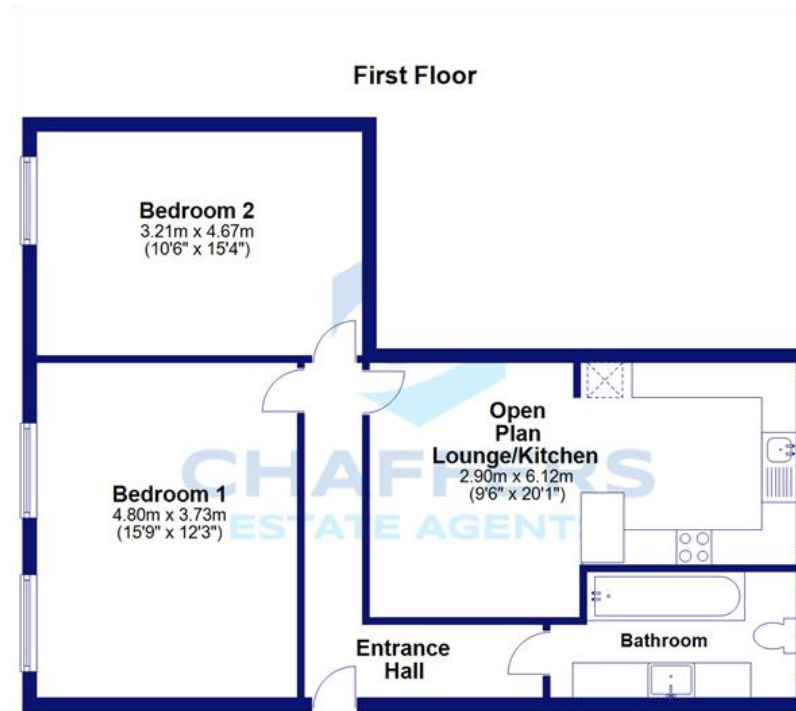
ALLOCATED PARKING SPACE WITH VISITOR PARKING

## Accommodation Floor Plans

Not to scale.

For identification

Purposes only.



## 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.

## 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 & 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 £ 0.00 p.a. ~ Service Charge: £400.00 p.a.

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

Property Ref: S4259

Date: 03/08/2023

## 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.

## Viewing

Only by appointment with the **SOLE AGENTS, Chaffers Estate Agents**,  
48 High Street, Shaftesbury, Dorset, SP7 8AA  
**Tel.** 01747 852301 ~ **Email:** shaftesbury@chaffersestateagents.co.uk

[www.chaffersestateagents.co.uk](http://www.chaffersestateagents.co.uk)

CALL NOW to arrange your viewing on 01747 852301  
Any day and confirm a time, Thank you!

**SURVEYS: Chaffers Estate Agents** offer a full survey service including Homebuyers Reports and Building Surveys. **Email.** surveys@chaffersestateagents.co.uk

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please do not hesitate to contact a member of our team. Do so if contemplating travelling some distance to view the property.

**GILLINGHAM** 01747 822233 **SHAFTESBURY** 01747 852301 **STURMINSTER NEWTON** 01258 473900

