



**CHAFFERS**  
ESTATE AGENTS



**48 High Street**  
Shaftesbury, SP7 8AA

A converted Character apartment which could make a fantastic investment opportunity or first time buy with light and spacious accommodation located in the centre of the sought after town of Shaftesbury. Offered to the market with no onward chain.

**£140,000 Leasehold**  
Council Tax Band: A

# 48 High Street

, Shaftesbury, SP7 8AA



## DESCRIPTION

A converted first floor one double bedroom flat forming part of a grade II listed character building located in the centre of town. The accommodation is light and airy with electric heating, triple aspect open plan living room/kitchen which incorporates a built in oven, hob and cooker hood, double bedroom with built in wardrobe and shower room.

## SITUATION - Shaftesbury

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 mentioned in these particulars have NOT 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: A  
Caution: NB All services and fittings

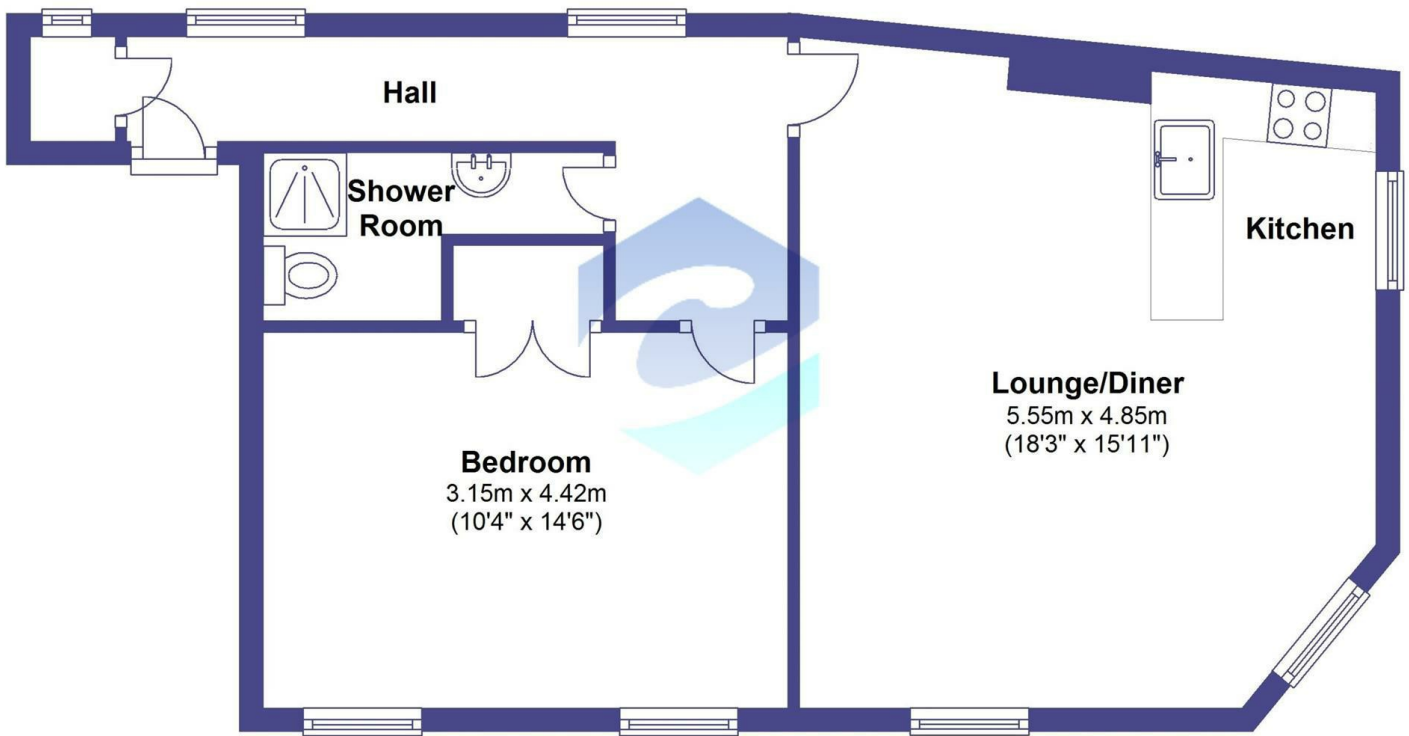
been tested and hence we cannot confirm that they are in working order.  
Energy Performance Certificate: Rated: F  
Lease: 125 years from 19th December 2007 (approx. 108 years remaining)  
Maintenance Charge: approx £545 p.a.  
Ground Rent : £50 p.a.



## Directions



# 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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