



CHAFFERS
ESTATE AGENTS



Flat 13, Homefarris House Bleke Street

, Shaftesbury, SP7 8AU

Asking Price £75,000 Leasehold



A one bedroom ground floor apartment in a purpose built retirement complex. Within a close proximity to the town centre, this is an ideal purchase for a retiree still looking to maintain independent living. The property benefits from an extended lease up to 120 years and is offered with NO ONWARD CHAIN.



DESCRIPTION

A one bedroom apartment situated in the sought after Homefarris House which is age restricted to 60. Homefarris house offers independent living with emergency pull cords in each room, a passenger lift, residents lounge, laundry room, bin store, regular events if you would like to attend, along with a house manager most daytimes. Located on the ground floor of this complex with very convenient reach of the town centre.

The apartment comprises : Entrance Hall, Lounge; Window and door leading out to the garden to rear, Television point, emergency pull cord, telephone point and electric night storage heater. Kitchen; Fitted kitchen with wall and base units, stainless steel sink/drainers, roll top work surfaces, part tiling throughout. Bedroom: Window to rear aspect with views over the communal garden, built in wardrobes, emergency pull cord and night storage heater. Shower Room; shower, wash hand basin and low level WC. Extractor fan. Tiled splashbacks.

Outside there are pleasant communal gardens which are regularly maintained. Mainly laid to lawn with flower and shrub borders, the block also benefits from a residents car park.

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, Electricity & Drainage.

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: 118 years remaining as of 2024

Service charge: £2,677 approx. p.a Ground rent: £441 approx. p.a 2024

Area Map



Floor Plans

Ground Floor

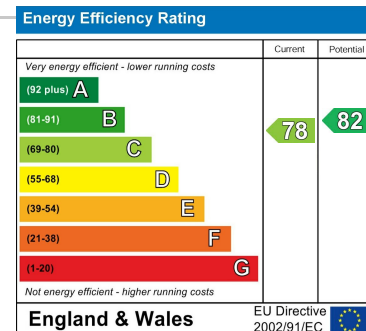
Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 40.0 sq. metres (430.7 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only. Plan produced using PlanUp.

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.

48 High Street, Shaftesbury, Dorset, SP7 8AA

Tel: 01747 852301 Email: shaftesbury@chaffersstateagents.co.uk www.chaffersstateagents.co.uk