



# Flat 2, 15 Victoria Street

Shaftesbury, SP7 8AG

£98,500 Leasehold









This delightful flat on Victoria Street offers a unique blend of character and modern living. The apartment offers a spacious one bedroom, lounge, kitchen and bathroom and a useful storage cupboard.



## **Description**

Set within a characterful Victorian property, this well-proportioned one-bedroom flat offers a blend of period charm and practical modern living. Accessed via a communal hallway, the flat features a welcoming lounge, a bright bathroom, and a functional galley kitchen equipped with wall and base units, a sink with drainer, and space for an oven.

Externally, the property benefits from a 6ft x 6ft storage shed with power—ideal for secure storage or workshop use. This appealing home is perfect for first-time buyers, downsizers, or investors seeking a stylish and low-maintenance residence with historic appeal.

## **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 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.

Lease length and maintenance charges: 57 years remaining.

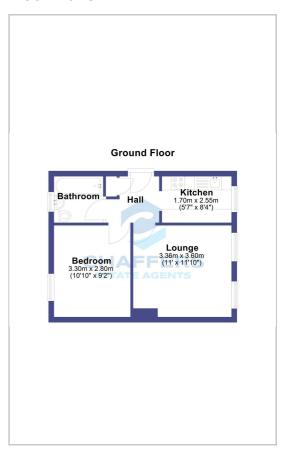
Service charge £350 p/a.

Energy Performance Certificate: Rated: E

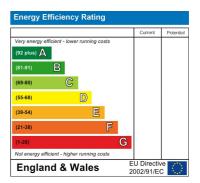
## Area Map



### Floor Plans



## **Energy Efficiency Graph**



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