



King Edwards Court, Abbey Walk, Shaftesbury

Asking Price £190,000

King Edwards Court, Abbey Walk, Shaftesbury, Dorset, SP7 8BB

- No Forward Chain
- Sought-After Location
- Walking Distance to Shops & Amenities
- Allocated Parking Space
- Communal Gardens
- Open Plan Sitting/Dining Room
- Spacious Loft Storage
- EPC: C

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Claysmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

DESCRIPTION

A two bedroom first floor flat situated in one of Shaftesbury's most sought-after locations. The property is a short walk to Park Walk and Castle Hill which offer spectacular views, as well as having local amenities on its doorstep.



The property is entered through a private ground floor entrance, with stairs leading to the first floor. A door opens into the hallway with doors opening into the two bedrooms, with one double bedroom and one large single bedroom. Adjacent the second bedroom is the bathroom, which is fitted with a panelled bath, low level WC and pedestal hand wash basin.

At the far end of the hallway is the large living space, which offers ample space for a seating area and dining table and chairs. From the living area, a door opens into the kitchen which is fitted with wall and base units, a sink with drainer, an oven with gas hob, and space for a washing machine and fridge/freezer.





STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

COMMUNAL AREA

The property benefits from use of the communal gardens which offers a lawn area with space for seating outside the property. The property also benefits from one allocated parking space.

TENURE

Leasehold. Remaining Lease: 86 Years Current Annual Service Charge: £789.00

SERVICES

Mains Services are connected.

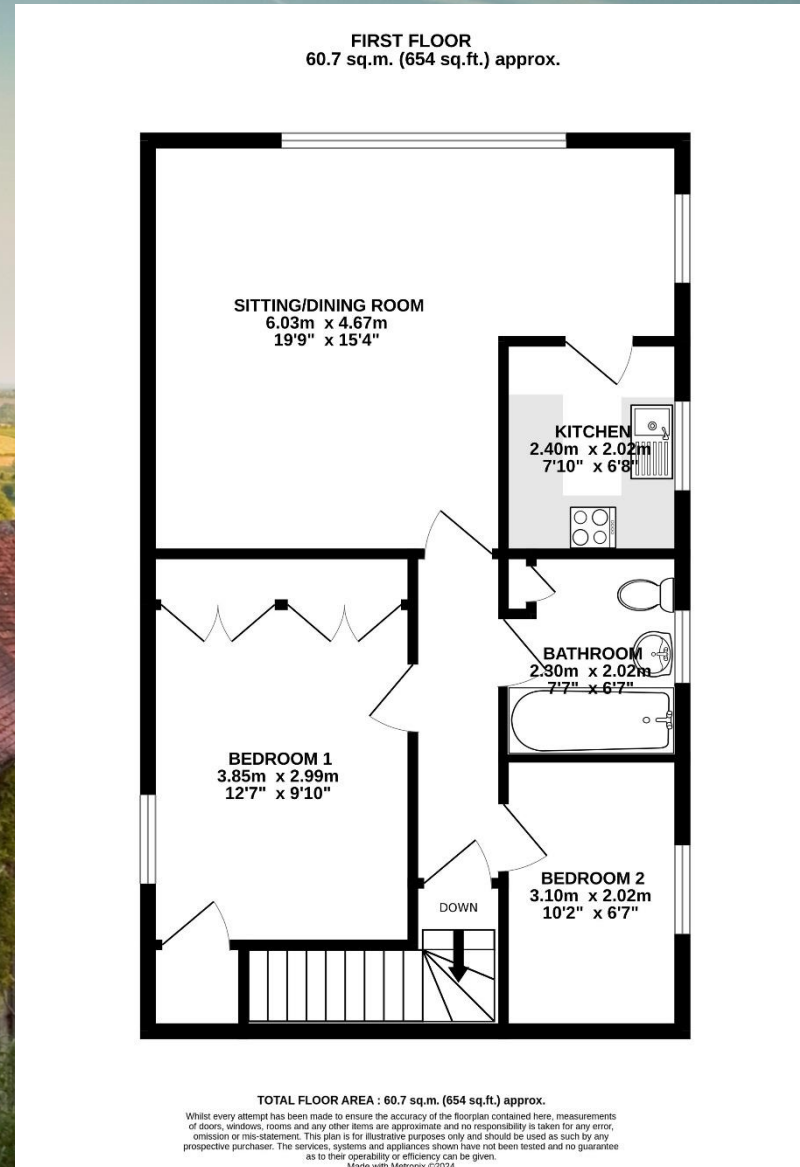
COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents. 01747 213106 www.boatwrights.co.uk





Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

22 July 2024