



Mampitts Lane, Shaftesbury

£149,950

Mampitts Lane, Shaftesbury, Dorset, SP7 8GR

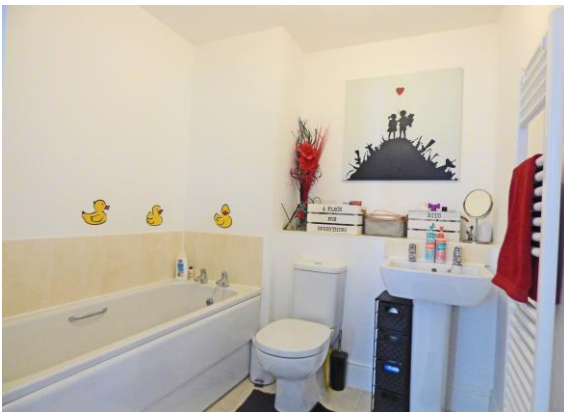
- Well Presented First Floor Apartment
- Closely Located To An Excellent Convenience Shop
- Brilliant First Time or Investment Purchase
- Two Bedrooms & Two Bathrooms
- Allocated Parking
- NHBC Guarantee
- EPC: B

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.

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. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd, Bryanston, and St Mary's amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.



DESCRIPTION

A very well presented first floor apartment located within a purpose built block situated on the eastern fringe of the thriving town of Shaftesbury.

The accommodation includes a secure entry system, entrance hall, brilliant open plan living area with modern fitted kitchen, two double bedrooms with en suite to the master, and a further bathroom.

Externally is an allocated parking space.





TENURE

Leasehold.

125 Year Lease that commenced in 2014. (119 years remaining).

Ground Rent:- £250 P/A

Service Charge:- £1500 P/A

STAMP DUTY

To calculate the stamp duty payable on this property visit

www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Dorset Council Band B.

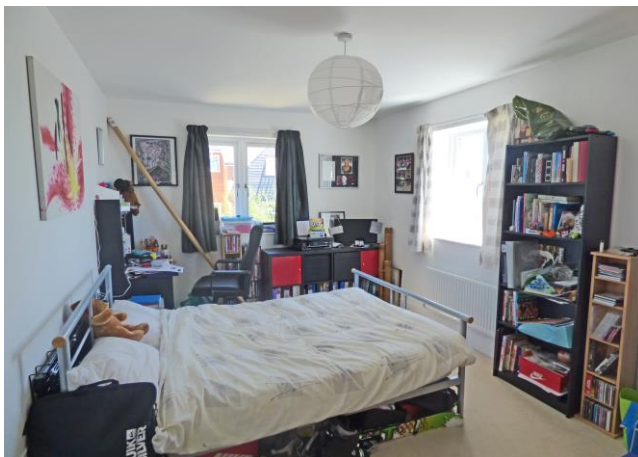
VIEWINGS

Strictly by appointment, only with Boatwrights.

Please do get in touch to ask us about our 'Safe Viewings Guidelines'

01747 213106

www.boatwrights.co.uk

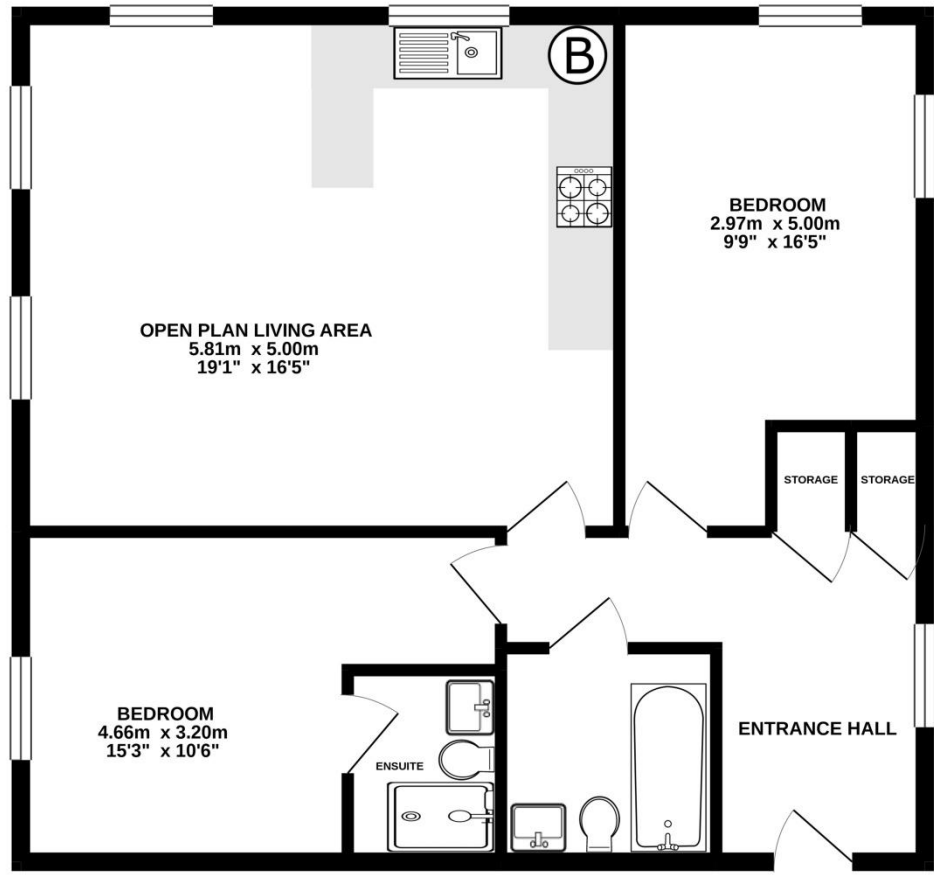


Boatwrights
Estate Agents





GROUND FLOOR
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA : 72.0 sq.m. (775 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

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.

26 June 2020