

for sale

offers in excess of **£160,000**



Mampitts Lane Shaftesbury SP7 8GR

A well-presented two-bedroom upper floor apartment in Shaftesbury, offering open plan living, an ensuite to the main bedroom, a modern bathroom, and allocated parking.



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Hallway

Two storage cupboards

Open Plan Living Space

Lounge Area

Double glazed window and two radiators.

Kitchen Area

Fitted kitchen with wall and base units, double glazed window, electric oven and gas hob, plumbing for a washing machine and dishwasher, space for a fridge/freezer and the gas central heating boiler.



Bedroom One

Double glazed window to the front and a radiator.

Ensuite

Walk in shower, WC, wash hand basin, vinyl flooring and a heated towel rail.

Bedroom Two

Double glazed windows to the side and rear and a radiator.

Bathroom

bath, WC, wash hand basin, vinyl flooring and a heated towel rail.

Parking

Allocated parking





Total floor area 73.1 m² (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
 SHAFTESBURY SP7 8JG

Property Ref: SFT306360 - 0003

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 2823.96

view this property online
connells.co.uk/Property/SFT306360

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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