



HOMEFARRIS HOUSE BLEKE STREET, SHAFTESBURY, SP7 8AU

£55,000
LEASEHOLD

Offered to the market with no forward chain is this extremely well positioned ground floor apartment with a private door into the communal gardens. Homefarris house is an age restricted 60's and over development with huge benefits for a retirement living lifestyle.



HOMEFARRIS HOUSE BLEKE



DESCRIPTION

A one bedroom ground floor apartment with door leading from lounge into the communal garden. A well presented kitchen with freestanding cooker and fridge/freezer. A double bedroom with built in storage and double glazed window to rear over looking the gardens. Newly fitted bathroom with low level WC, hand wash basin, electric heated towel rail and large walk in shower.

SITUATION

SHAFTESBURY is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, 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.

Agent's Notes: Fitted carpets as seen are included in the sale.

Energy Performance Certificate: D

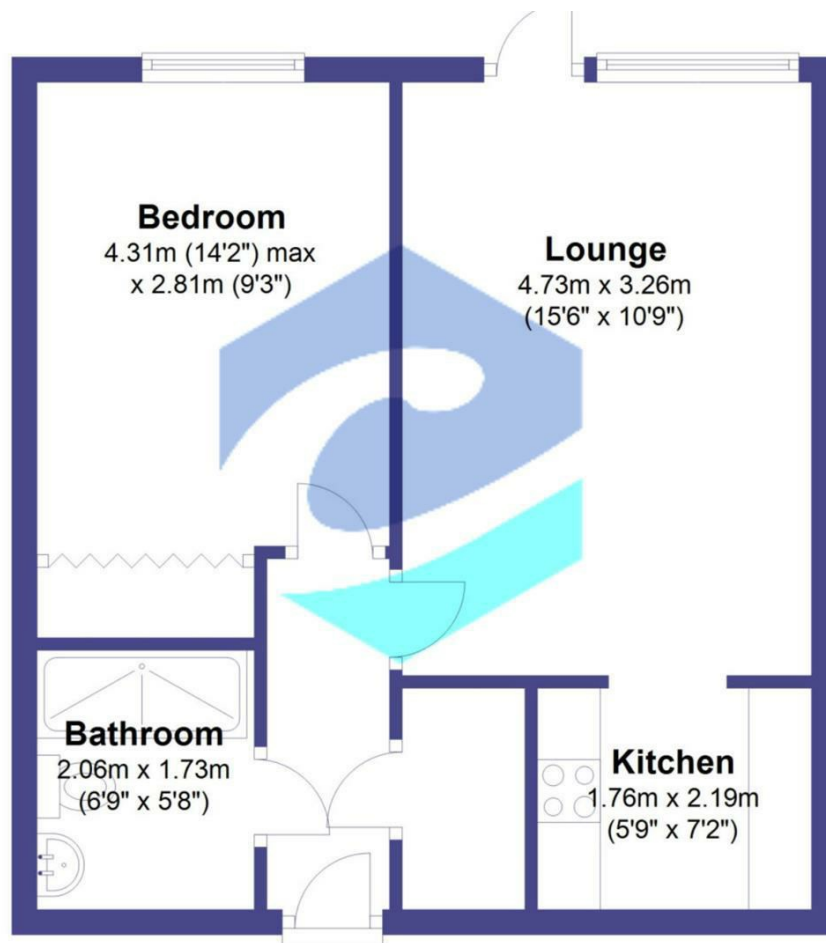
Lease: 99 years from 1st September 1983 (57 years remaining)

Ground Rent: £220.81 for 6 months, payable in September and March

Service Charge: £2126.00 for 6 months, payable in September and March (includes water)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Gillingham Office
6 The Centre High Street
Gillingham
Dorset
SP8 4AB

01747 822233
gillingham@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk



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