



CHAFFERS
ESTATE AGENTS



Mampitts Lane

Shaftesbury, SP7 8FN

An well presented and spacious two double bedroom first floor apartment located in a popular residential area of Shaftesbury benefitting from a Juliet balcony, an en-suite to the master bedroom and an allocated parking space.

Offers Over £165,000 Leasehold

Council Tax Band: B

Mampitts Lane

Shaftesbury, SP7 8FN



DESCRIPTION

An immaculately presented two double bedroom purpose built apartment situated in an ever popular residential area of Shaftesbury benefitting a south facing balcony with far reaching views towards Compton Abbas.

From the front an entry phone system gives access into the communal area. A single stairway takes you to the first floor where the flat is located on the left hand side

The front door leads into the entrance hall which gives access to all rooms and two useful storage cupboards. The open plan kitchen/living room is a good size and enjoys a Juliet balcony. The kitchen area has a range of base and wall mounted units with work surfaces with inset 1 1/2 bowl sink unit, inset ceramic hob with built in electric oven under and hood over and space for a washing machine. Both bedrooms are doubles with the master bedroom benefitting from an ensuite shower room. There is also a family bathroom with low level WC, basin and bath with overhead shower. Outside there is a communal storage area, communal courtyard garden and an allocated parking space.

SITUATION

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. Heating by Air Source Heat Pump.

Council Authority: Dorset Council ~ Council Tax Band: B

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.

Energy Performance Certificate: Rated: B

Lease: 111 years unexpired ~ Ground Rent: £300 p.a. ~ Service Charge: £203 pcm.

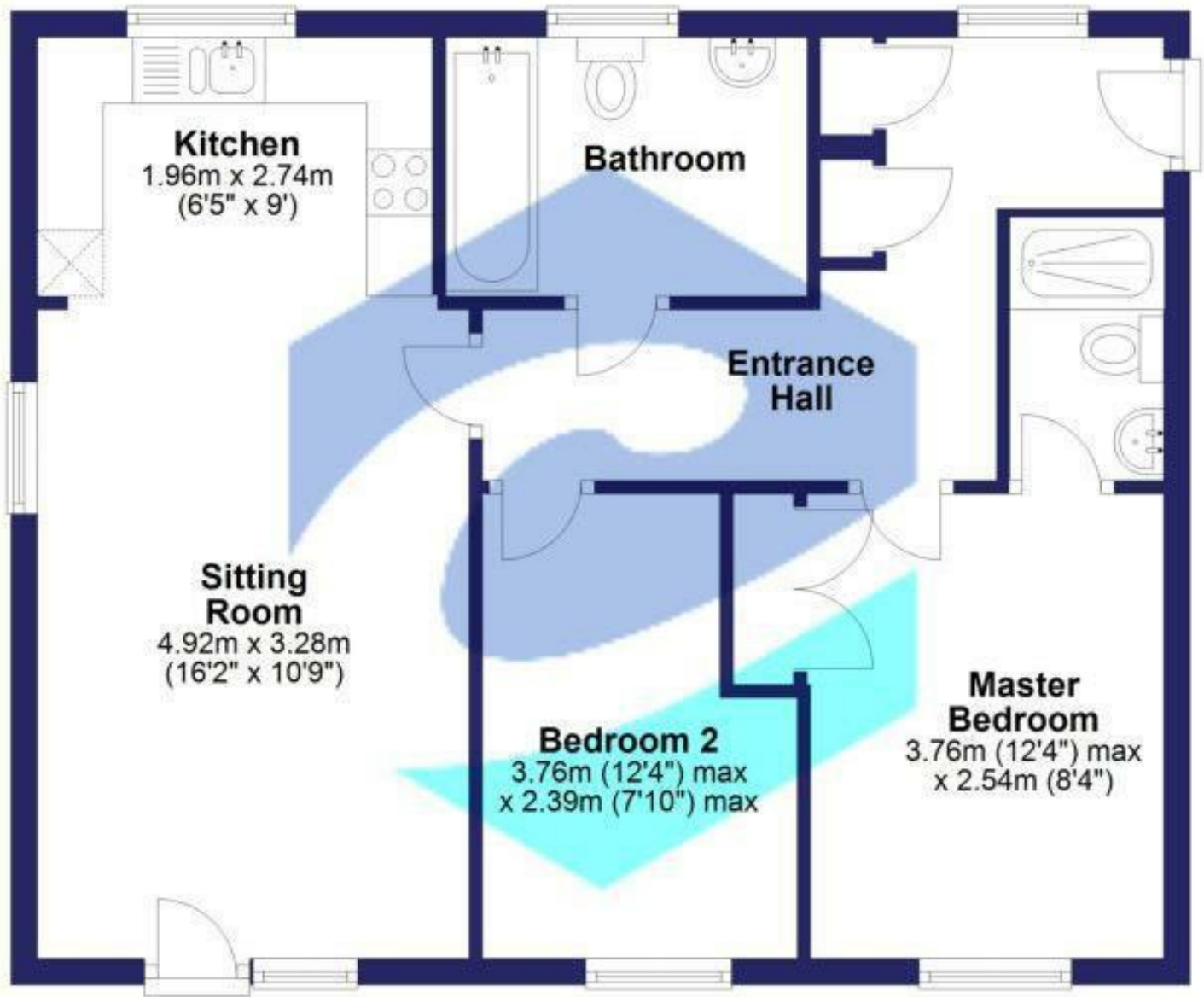


Directions

From our Shaftesbury Office proceed down the High Street turn left by the Post Office onto Coppice Street at the 'T' junction with Christy's Lane turn left, at the Tesco roundabout turn right into Pound Lane continue to the end of the road then turn left onto Mampitts Lane and No.33 will be found on the left hand side.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC