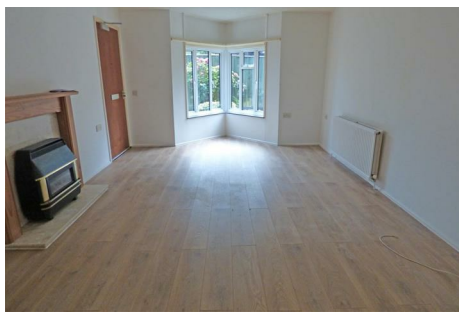




**CHAFFERS**  
ESTATE AGENTS



19 St. Edwards Court,  
, Shaftesbury, SP7 8LZ

A spacious two bedroom ground floor apartment for ages 55 and over. The property benefits from communal gardens and is located within easy reach of town centre facilities. EPC Rated C.

**£100,000 Leasehold**

Council Tax Band: B

# 19 St. Edwards Court, , Shaftesbury, SP7 8LZ



## SUMMARY

A wonderfully spacious two bedroom ground floor apartment for ages 55 and over situated within an easy level stroll of Shaftesbury's historic town centre. The property benefits from communal gardens and has recently had new carpets fitted in the bedrooms.

## DESCRIPTION

A well-presented, light and airy ground floor 2 bedroom Age Restricted Apartment nicely located in the ever popular St. Edwards Court complex only a short distance from the town centre. Situated on the ground floor, this apartment comprises: good sized living room with feature window, inner hallway, kitchen, 1 double bedroom, 1 single bedroom, cloakroom/utility and shower room. The property has been recently redecorated with new carpets and benefits from gas central heating and double glazing. There is also a site manager.

Outside there are communal gardens and parking on a first come first serve basis.

## 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, Gas, Electricity & Drainage.

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.

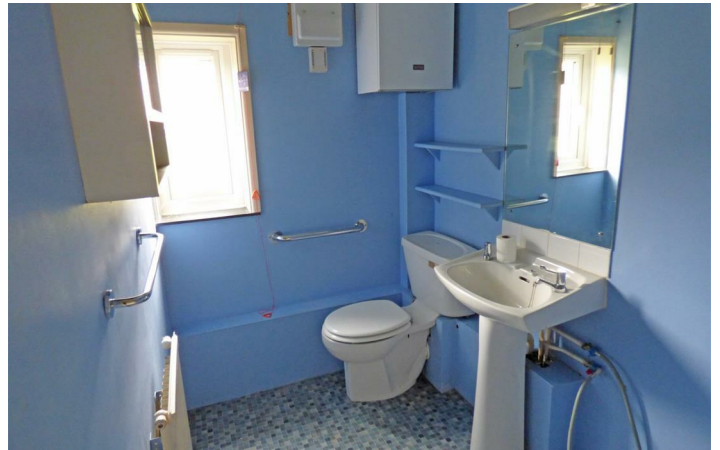
Energy Performance Certificate: Rated: C

Lease: Service Charge: £2315.63 p.a. A new lease term upon completion of 60 years. 70% ownership with freeholder retaining 30%.



## Directions

From our office at 48 High Street turn left. At the end of the High Street turn right onto Salisbury Street. St. Edward's Court can eventually be found on the left hand side opposite St. Edward's Church.



# Floor Plan

## First Floor

Approx. 57.9 sq. metres (623.3 sq. feet)



Total area: approx. 57.9 sq. metres (623.3 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 70                      | 76        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |