

for sale

offers in excess of

**£70,000**



**St. Edwards Court Shaftesbury SP7 8LZ**

First floor one bedroom retirement apartment for the over 55's. This is a property not to be missed a short walk away from Shaftesbury town centre and all local amenities. Contact us today to arrange a viewing.



# St. Edwards Court Shaftesbury SP7 8LZ

## Entrance Hall

Door to the bedroom and cloakroom and a storage cupboard.

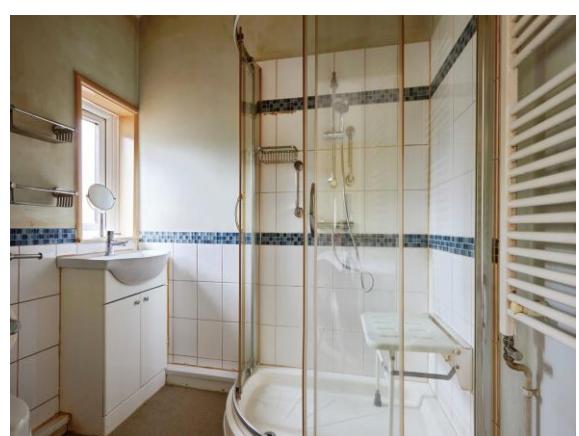
## Cloakroom

Double glazed window to the front, WC, wash hand basin and a heated towel rail.

## Lounge

14' 4" x 13' 6" ( 4.37m x 4.11m )

Two double glazed windows to the front and a radiator.



## **Kitchen**

6' 9" x 6' 2" ( 2.06m x 1.88m )

Double glazed window to the rear, fitted kitchen with wall and base units, sink and drainer and gas hob and electric oven.

## **Bedroom**

15' 4" x 11' 1" ( 4.67m x 3.38m )

Double glazed window to the rear, airing cupboard and a radiator.

## **Ensuite**

6' 9" x 5' 3" ( 2.06m x 1.60m )

Double glazed window to the rear, walk in shower, WC, wash hand basin and vinyl flooring.

## **Outside**

Access to the communal gardens at St Edwards Court.

## **Agents Note**

A new lease term upon completion of 60 years. 70% ownership with freeholder retaining 30%.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
SHAFTESBURY SP7 8JG

Property Ref: SFT306120 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2452.00

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/SFT306120](http://www.connells.co.uk/Property/SFT306120)**

This is a Leasehold property with details as follows: Term of Lease 60 years from 13 Feb 2015. 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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