



**Connells**

Hardy Lodge Coppice Street  
Shaftesbury



### Property Description

A two bedroom over 55's retirement apartment set in the heart of Shaftesbury. Within walking distance of the town centre and all amenities Shaftesbury has to offer. With no onward chain this is a property not to be missed.

### Hallway

Storage cupboard housing the boiler, radiator and a further storage cupboard.

### Lounge

18' 5" x 10' 6" ( 5.61m x 3.20m )  
Double glazed window to the rear and a radiator.

### Kitchen

7' 9" x 7' 9" ( 2.36m x 2.36m )  
Fitted kitchen with wall and base units, stainless steel sink and drainer with mixer tap, electric oven and hob, integrated fridge/freezer and space for a washing machine.

### Cloakroom

WC, wash hand basin and a heated towel rail.



## Bedroom One

17' 2" x 9' 4" ( 5.23m x 2.84m )

Double glazed window to the rear, fitted wardrobes and a radiator.

## Bedroom Two

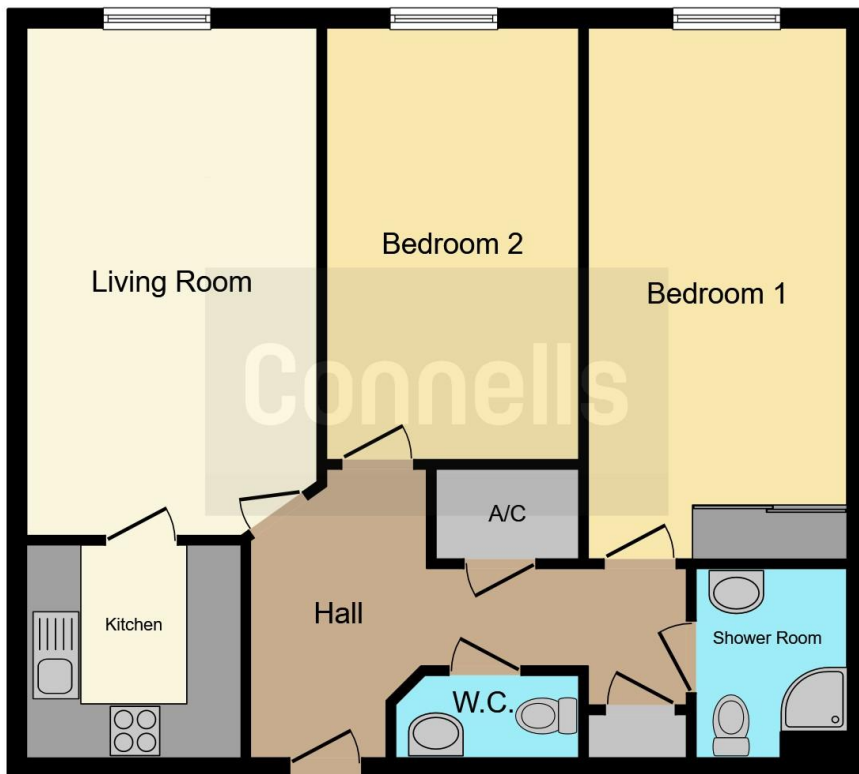
15' 8" x 9' 1" ( 4.78m x 2.77m )

Double glazed window to the rear and a radiator.

## Bathroom

Corner shower cubicle, WC, wash hand basin and a heated towel rail.





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

EPC Rating: B    Council Tax Band: D    Service Charge: 4842.10    Ground Rent: 880.80

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SFT306039](http://connells.co.uk/Property/SFT306039)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 2018. 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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