



CHAFFERS

ESTATE AGENTS



7 Savoy Court

Shaftesbury, SP7 8BN

A super ground floor two bedroom apartment set in beautiful south/west communal gardens with parking on the doorstep. NO CHAIN.

7 Savoy Court is a gem set in Bimport, only a 'hop, skip and a jump' away from Shaftesbury's thriving town centre, this property provides easy living for the working professional/s or retired alike. In brief, the property is accessed from a personal door into the sitting room or via the communal hallway. Once one enters there is a central hallway, well proportioned double aspect sitting room/dining room, kitchen, two bedrooms and a shower room. The property has electric heating and double glazing. The property does require general updating. Externally, the allocated parking space immediately adjoins the property with a gateway into the communal gardens and entrance to the properties sitting room. The gardens are a lovely feature with benches provides relaxing spaces for lazy summer afternoons and evenings. Within this space are level lawns with a colourful array of flower and shrub borders with enclosed boundaries. Mains water, electricity and drainage. EPC Band D. Management charge £1,482.50p approx per annum. Lease term from 1986-125 years.

Asking Price £260,000 Leasehold - Share of Freehold

Council Tax Band: D

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SITUATION - Shaftesbury

Dorset Coast is approximately 35 miles

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 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

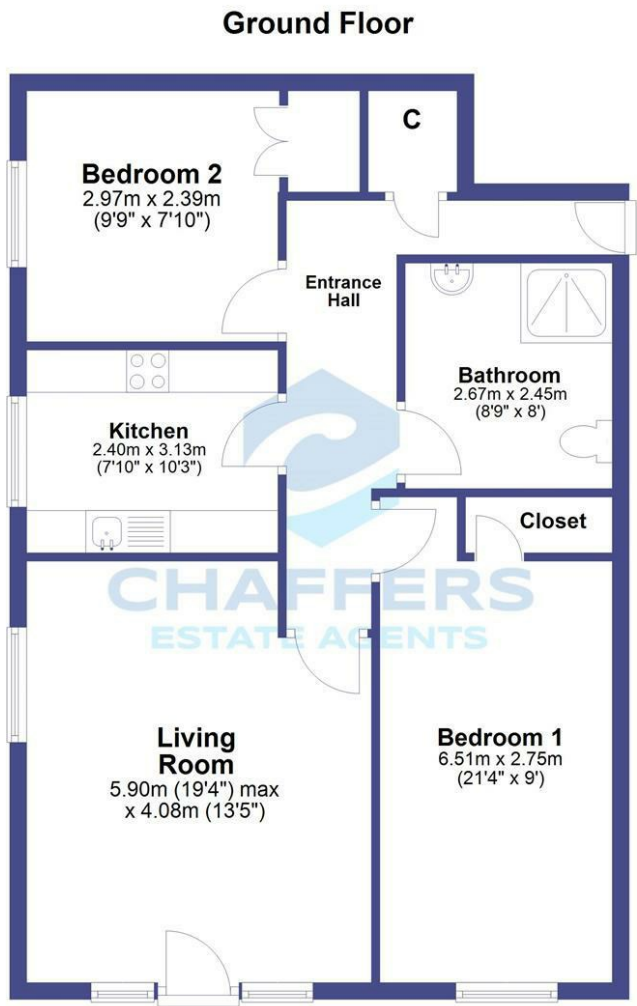


Directions





Floor Plan: Not to scale ~ For identification purposes only.



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		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC