



**CHAFFERS**  
ESTATE AGENTS



## Flat 2, 15 Victoria Street

Shaftesbury, SP7 8AG

Offers In Excess Of £90,000 Leasehold  1  1  1 

This delightful flat on Victoria Street offers a unique blend of character and modern living. The apartment offers a spacious one bedroom, lounge, kitchen and bathroom and a useful storage cupboard.



## Description

Set within a characterful Victorian property, this well-proportioned one-bedroom flat offers a blend of period charm and practical modern living. Accessed via a communal hallway, the flat features a welcoming lounge, a bright bathroom, and a functional galley kitchen equipped with wall and base units, a sink with drainer, and space for an oven.

Externally, the property benefits from a 6ft x 6ft storage shed with power—ideal for secure storage or workshop use. This property would suit downsizers, or investors seeking a low-maintenance residence with historic appeal.

## SITUATION - Shaftesbury

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.

Council Authority: Dorset Council ~ Council Tax Band: A

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.

Lease length and maintenance charges: 57 years remaining.

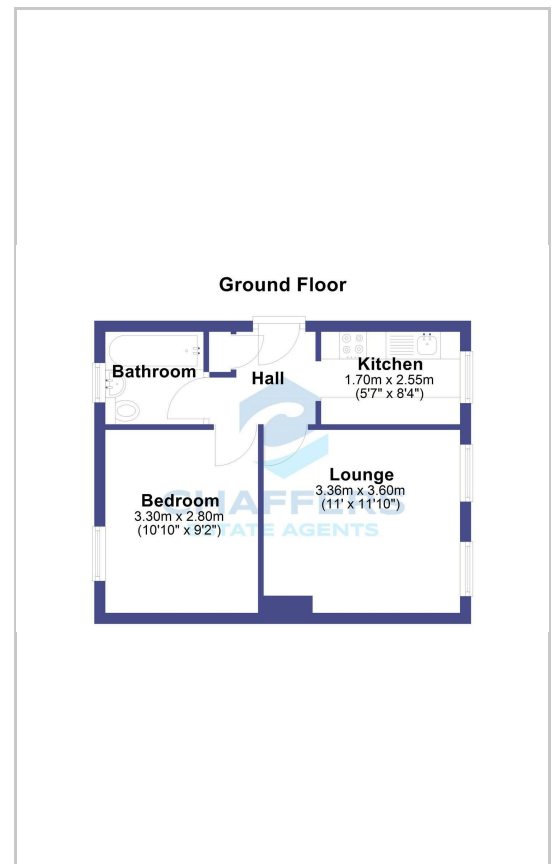
Service charge £350 p/a.

Energy Performance Certificate: Rated: E

## Area Map



## Floor Plans



## Energy Efficiency Graph

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>		
(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		
England & Wales		EU Directive 2002/91/EC

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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