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for sale

**£80,000**




# Victoria Street Shaftesbury SP7 8AG

A one bedroom first floor apartment in Shaftesbury town centre a stones throw from all local amenities. In need of some modernisation throughout, comprising of lounge, kitchen, bedroom, bathroom and the benefit of a parking space.



# Victoria Street Shaftesbury SP7 8AG

## Lounge

11' 11" x 11' 10" ( 3.63m x 3.61m )
Double glazed window to the front and a night storage heater.

## Kitchen

8' 7" x 5' 9" ( 2.62m x 1.75m )
Double glazed window to the front, over head cupboards, plumbing for a washing machine and dishwasher, sink and drainer and space for a fridge/freezer.

## Bedroom

11' x 9' 5" ( 3.35m x 2.87m )
Double glazed window to the rear and a night storage heater.







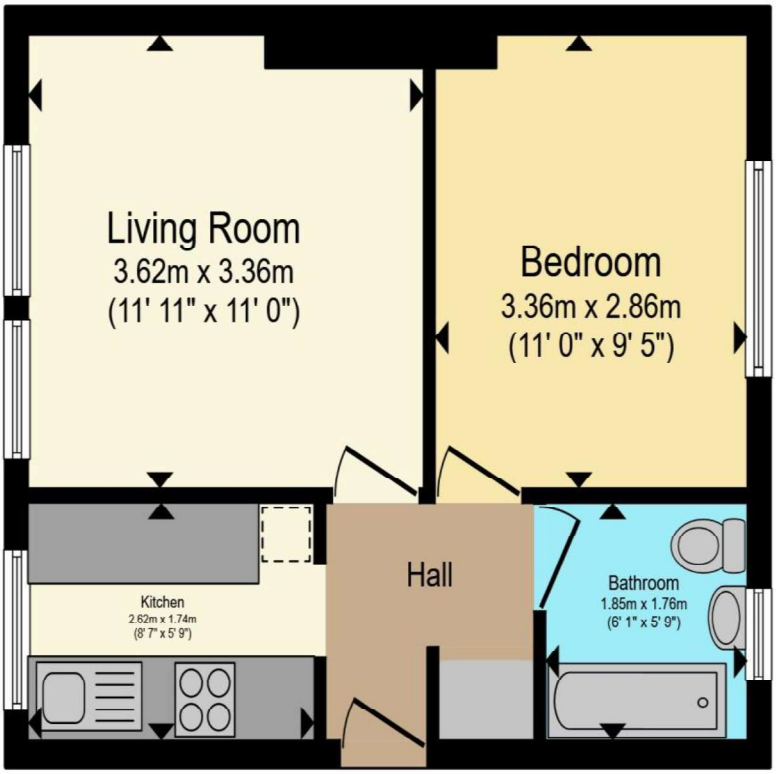
## Bathroom

6' 1" x 5' 9" ( 1.85m x 1.75m )
Bath, WC and a wash hand basin.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.






Total floor area 34.3 m² (370 sq.ft.) approx

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.propertybox.io

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**T 01747 854 001**
**E shaftesbury@connells.co.uk**

34 High Street
SHAFTESBURY SP7 8JG

Property Ref: SFT306392 - 0005

Tenure:Leasehold  EPC Rating: E

Council Tax Band: A  Service Charge: Ask Agent

Ground Rent: 50.00

**view this property online**
**connells.co.uk/Property/SFT306392**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1983. 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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