



**CHAFFERS**  
ESTATE AGENTS



**Flat 4, Cann Lodge Salisbury Road,  
, Shaftesbury, SP7 8ER**

A light, spacious and well appointed three bedroom first floor apartment located within a grade II listed building benefitting from a garage. Situated in the heart of Shaftesbury Town Centre.

**Asking Price £235,000 Leasehold - Share of Freehold**

Council Tax Band: B

# Flat 4, Cann Lodge Salisbury Road, , Shaftesbury, SP7 8ER



## DESCRIPTION

A delightful light and sunny three bedroom first floor apartment located within a grade II listed building situated within walking distance of the town. Presented in good condition the accommodation comprises of two double bedrooms with built in wardrobes and a further single room. A recently upgraded kitchen, with space for fridge freezer, washing machine and dishwasher. There is also a built in electric oven and useful breakfast bar. A well equipped and modern bathroom with bath, overhanging shower, basin and toilet. A large living room has a feature fireplace and Juliet balcony overlooking the rear. The apartment benefits from ample built in storage space and also a single garage in a block with parking to the front.

## 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 and superstore Waitrose. 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, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

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.

Energy Performance Certificate: Rated: D

999 Year Lease from 1986 - 960 yrs remaining. Share of freehold.

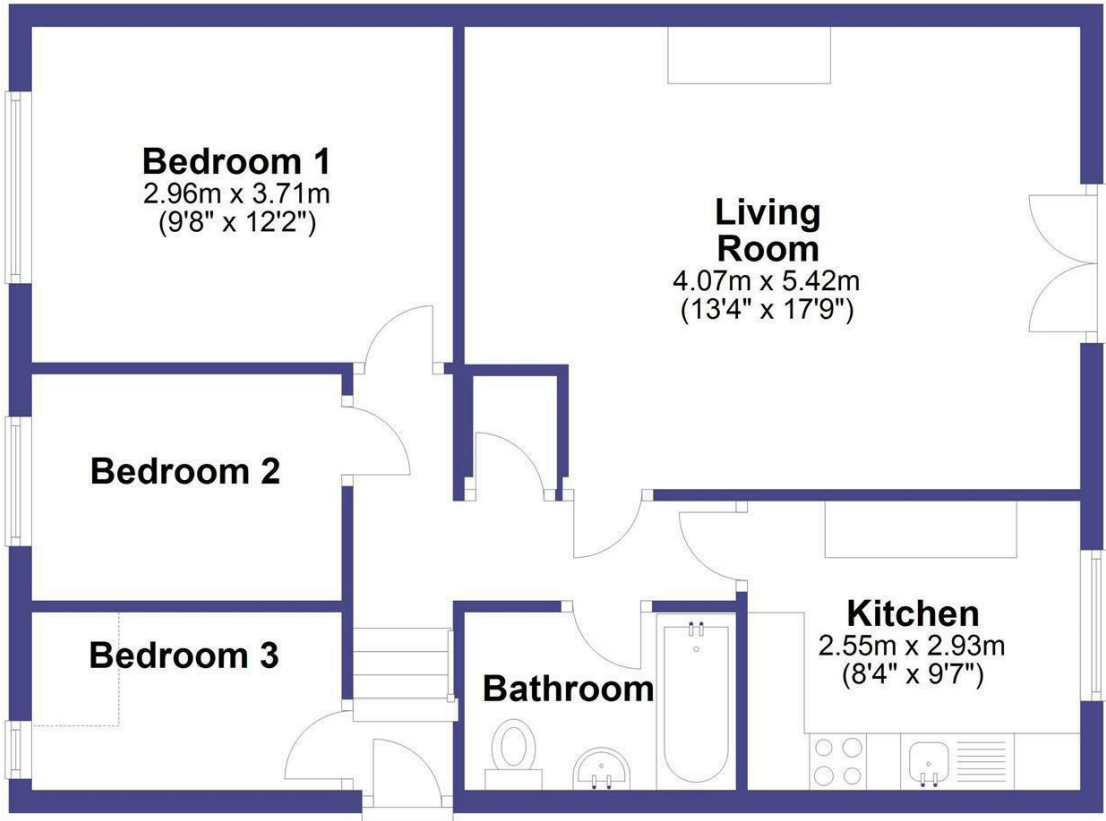
Maintenance fee: £108.28 pcm.



## Directions



# Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

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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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>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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