

for sale

offers in excess of **£165,000**



Maple Road Shaftesbury SP7 8FR

No onward chain. A modern first-floor apartment in Shaftesbury featuring an open-plan kitchen/living space, two bedrooms, en-suite to the principal bedroom, allocated parking, and energy-efficient air source heat pump heating. Ideal for first-time buyers, downsizers, or investors.



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Entrance Hall

Double glazed window to the rear, front door to the side and a storage cupboard and the hot water cylinder in another cupboard.

Open Plan Living Space

Lounge Area

Juliet balcony, double glazed window to the rear and a radiator.

Kitchen Area

Fitted kitchen with wall and base units, stainless steel sink and drainer, integrated oven and hob, built in fridge/freezer and plumbing for a washing machine.



Bedroom One

Double glazed window to the rear and a radiator.

Ensuite

Shower, WC, wash hand basin, extractor fan and a shaver point.

Bedroom Two

Double glazed window to the front.

Bathroom

Double glazed window to the rear, bath with a mixer tap, wash hand basin

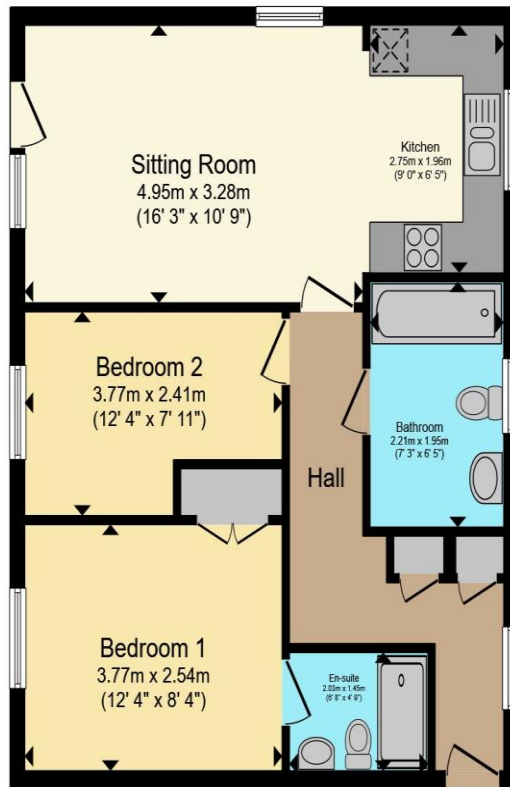
Parking

One allocated parking space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is made and anti-money laundering checks. Once these checks have been completed, the offer does not go ahead.





Total floor area 61.7 m² (664 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

Connells

To view this property please contact Connells on

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34 High Street
 SHAFTESBURY SP7 8JG

Property Ref: SFT306476 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2226.84

Ground Rent: 300.00

view this property online
connells.co.uk/Property/SFT306476

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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