

for sale

offers in excess of **£160,000**



## Snowdrop Wynde Shaftesbury SP7 8GX

Set in the popular town of Shaftesbury is this two bedroom ground floor apartment comprising of a lounge, kitchen, two bedrooms and bathroom, with access to a communal garden. Contact us today to arrange a viewing.



# Snowdrop Wynde Shaftesbury SP7 8GX

## Entrance Hall

Door to the side, airing cupboard and a radiator.

## Lounge

13' 2" x 10' 5" ( 4.01m x 3.17m )

French doors leading to the communal garden, open to the kitchen and a radiator.

## Kitchen

10' x 8' 2" ( 3.05m x 2.49m )

Double glazed window to the rear, fitted kitchen with wall and base units, gas cooker and hob, space for a washing machine and fridge/freezer and the central heating boiler.



## Bedroom One

11' 8" x 7' 6" ( 3.56m x 2.29m )  
Double glazed window to the front and a radiator.

## Bedroom Two

10' 9" x 7' 5" ( 3.28m x 2.26m )  
Double glazed window to the front and a radiator.

## Bathroom

Bath with mixer taps and shower over, WC, wash hand basin, extractor fan and a radiator.

## Communal Garden

Access to a communal garden which has a bin store and bike store.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
 SHAFTESBURY SP7 8JG

Property Ref: SFT306290 - 0003

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1510.00

**view this property online [connells.co.uk/Property/SFT306290](http://connells.co.uk/Property/SFT306290)**

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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