

for sale

£110,000



## St. Edwards Court Shaftesbury SP7 8LZ

Two-bedroom ground floor over 55's apartment with a bright lounge, kitchen, wet room, separate WC, communal areas, no onward chain and a new lease term upon completion of 60 years.



# St. Edwards Court Shaftesbury SP7 8LZ

## Lounge

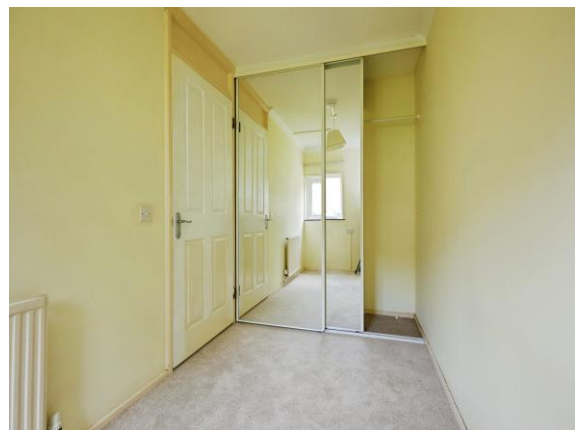
Double glazed bay window to the front, storage cupboard, fire place and a radiator.

## Kitchen

Double glazed window to rear, fitted kitchen with wall and base units, space for an oven and hob, space for a fridge/freezer and a stainless steel sink and drainer.

## Bedroom One

Double glazed windows to the front and a radiator.



## **Bedroom Two**

Double glazed window to the rear, fitted wardrobe and a radiator.

## **Cloakroom**

Double glazed window to the rear, disabled access, WC and a wash hand basin.

## **Wetroom**

Double glazed window to the rear, shower and wash hand basin.

## **Parking**

Residents off street parking.

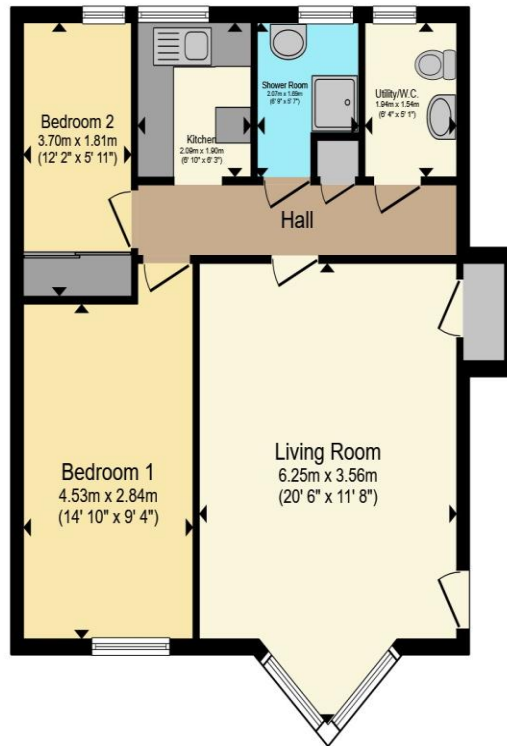
## **Communal Areas**

The tenants at St Edward's Court have access to communal gardens, communal residents' indoor area and benefit from having a part time site manager (employed by the housing trust).

## **Agents Note**

A new lease term upon completion of 60 years. 70% ownership with freeholder retaining 30%.





## Ground Floor

Total floor area 62.8 m<sup>2</sup> (676 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](http://www.propertybox.io)

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34 High Street  
 SHAFTESBURY SP7 8JG

Property Ref: SFT306393 - 0012

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2400.00

Ground Rent: Ask Agent

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**[connells.co.uk/Property/SFT306393](http://connells.co.uk/Property/SFT306393)**

This is a Leasehold property with details as follows; Term of Lease 60 years from 19 Jul 2017. 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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