



4 KING EDWARDS COURT, SHAFTESBURY, SP7 8BB

£190,000
LEASEHOLD - SHARE OF
FREEHOLD

A light and airy two double bedroom ground floor apartment situated in a sought-after location in Shaftesbury, offered to the market with the benefits of no onward chain and an allocated parking space.



4 KING EDWARDS COURT



DESCRIPTION

A light and airy two double bedroom ground floor apartment situated in one of Shaftesbury's most sought-after locations. The property is a short walk to Park Walk and Castle Hill which offer spectacular views, as well as having local amenities on it's doorstep. The entrance door leads directly into the living room where you can access the kitchen which is fitted with wall and base units, a sink with drainer, an oven with gas hob, a washing machine and space for a dishwasher and fridge/freezer. From the hallway there are doors opening into both bedrooms and bathroom which is fitted with a bath with overhead shower, low level WC and pedestal hand wash basin.

The property benefits from use of the communal gardens which offers a lawn area with space for seating outside the property. The property also benefits from one allocated parking space.

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, TG Jones, 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. 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, 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

Lease term: 85 years remaining

Service Charge: from 01 Apr 25 to 31 Mar 26 - £615.24

4 KING EDWARDS COURT



Ground Floor



Total area: approx. 42.0 sq. metres (452.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Gillingham Office
6 The Centre High Street
Gillingham
Dorset
SP8 4AB

01747 822233
gillingham@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

