



CHAFFERS
ESTATE AGENTS



Homefarris House Bleke Street, Shaftesbury, SP7 8AU

** The only two double bedroom apartment available in Homefarris House **

An immaculately presented two double bedroom ground floor apartment located on the front corner of this popular retirement complex for the OVER 60's, very conveniently located within easy reach of the town centre. The apartment is offered for sale with NO FORWARD CHAIN, a real must view!

£130,000 Leasehold

Council Tax Band: B

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DESCRIPTION

Homefarris House is a delightful retirement complex set in the heart of Shaftesbury Town with the benefit of a house manager, beautifully kept communal gardens, stairs and a lift, laundry room, residents lounge with regular events if you so wish to participate and parking on a first come basis.

The apartment is conveniently located on the ground floor by the complex entrance door which has a secure entry system. The entrance hall has an airing cupboard and access to the other rooms. The living room is bright and airy with a private door from the communal gardens, fireplace with electric fire and archway into the kitchen. The kitchen has an array of wall and base units with a roll top surface, integrated fridge/freezer, electric hob and oven, sink/drainage and window to side. The property has two good sized bedrooms with windows and emergency pull cords. The bathroom has been tastefully modernised in recent years to include a shower cubicle, low level wc, vanity wash hand basin and is partly tiled.

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. 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: E

Maintenance Charge: £4,251.74 p/a including buildings insurance, water rates and communal electric. Ground Rent: £441.62 p/a Lease: 99 years from 1983. (56 years remaining)



Directions

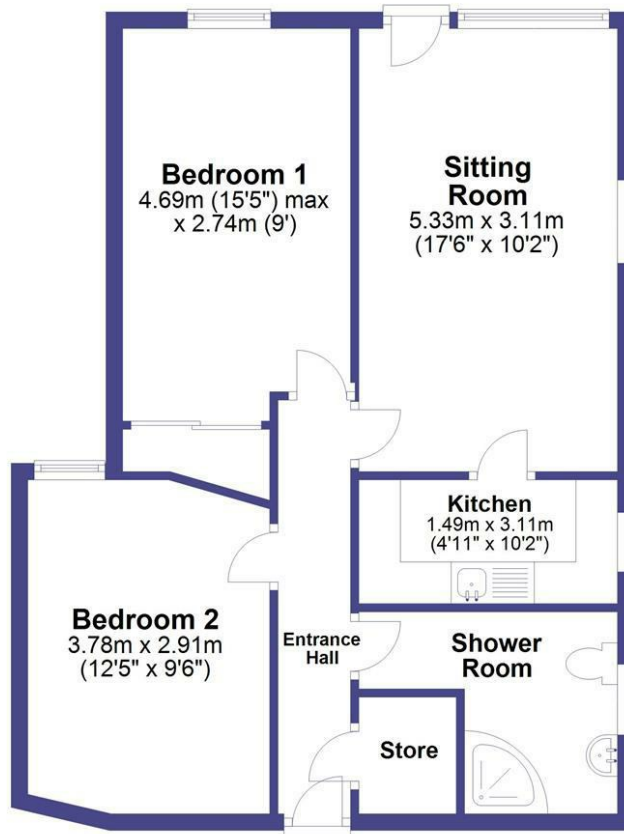
From our Shaftesbury Office proceed along Muston's Lane and turn right onto Bell Street. Continue along Bell Street and take your second left into Victoria Street, at the end of Victoria Street Homefarris House is located on your left.



Floor Plan: Not to scale ~ For identification purposes only.

Ground Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.1 sq. feet)

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) A			
(81-91) B			
(69-80) C			75
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	