CHAFFERS
ESTATE AGENTS

7 Cann Lodge Salisbury Road

, Shaftesbury, SP7 8ER

A recently redecorated one double bedroom lower ground floor flat with it's own entrance, private courtyard garden and parking space within level walking distance of the centre of Shaftesbury. Offered to the market with no onward chain.

Asking Price £150,000 Leasehold - Share of Freehold

Council Tax Band: A

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- Lower Ground Floor Flat
- Kitchen
- Electric heating
- Early Viewing Recommended
- Walking distance to town centre
- Bedroom
- Paved courtyard
- Sitting Room
- Bathroom
- Allocated Parking

DESCRIPTION

A delightful recently redecorated grade II listed one double bedroom apartment, which benefits from its own private entrance, private courtyard, allocated parking space and is ideally placed within walking distance of all the town's facilities.

The property is approached from the road side with its own private entrance. A wrought iron gate opens to steps leading down to the paved courtyard, which enjoys a good degree of privacy and the courtyard is enclosed by a high wall, capped with gravel and planted with a variety of shrubs. From the entrance hall you will find; living room with feature fireplace, galley kitchen with built in electric oven, bedroom with fitted double wardrobe with hanging rail and shelf and bathroom with basin, WC, bath and overhead shower.

The apartment benefits from the use of the communal cellar for storage and the parking space is accessed from St. Rumbolds Road.

SITUATION - Shaftesbury

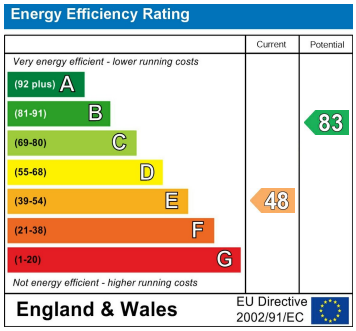
Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such 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 & Drainage.
Electric thermostat heating.
Council Authority: Dorset Council ~
Council Tax Band: A
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: E
Service charge: £95 pcm. No ground rent payable.
Lease term remaining: 999 years from 2013. Share of freehold.

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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