



**CHAFFERS**  
ESTATE AGENTS



**7 Savoy Court,  
Shaftesbury, SP7 8BN**

A super ground floor two bedroom apartment set in beautiful south/west communal gardens with parking on the doorstep. NO CHAIN.

**Asking Price £245,000 Leasehold - Share of Freehold**

Council Tax Band: D

# 7 Savoy Court, Shaftesbury, SP7 8BN



## DESCRIPTION

7 Savoy Court is a gem set in Bimport, only a 'hop, skip and a jump' away from Shaftesbury's thriving town centre, this property provides easy living for the working professional/s or retired alike. In brief, the property is accessed from a personal door into the sitting room or via the communal hallway. Once one enters there is a central hallway, well proportioned double aspect sitting room/dining room, kitchen, two bedrooms and a shower room. The property has electric heating and double glazing. The property does require general updating. Externally, the allocated parking space immediately adjoins the property with a gateway into the communal gardens and entrance to the properties sitting room. The gardens are a lovely feature with benches provides relaxing spaces for lazy summer afternoons and evenings. Within this space are level lawns with a colourful array of flower and shrub borders with enclosed boundaries.

## 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 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, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band:

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

Management charge £1,482.50p approx per annum. Lease term from 1986-125 years.



## Directions



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

**Ground Floor**



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	