CHAFFERS
ESTATE AGENTS









8 King Edwards Court,

Abbey Walk, Shaftesbury, SP7 8BB

A light and airy two double bedroom first 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.

Asking Price £190,000 Leasehold - Share of Freehold

Council Tax Band: B

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DESCRIPTION

A light and airy two double bedroom first 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 property is entered through a private ground floor entrance, with stairs leading to the first floor. From the hallway there are doors opening into the two bedrooms. Adjacent the second bedroom is the bathroom, which is fitted with a large walk in shower, low level WC and pedestal hand wash basin. Also from the hallway is the large living space, which offers ample space for a seating area and dining room table. From the living area, an opening leads into the kitchen which is fitted with wall and base units, a sink with drainer, an oven with gas hob, and space for a washing machine and fridge/freezer.

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 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: Rated: C

Lease term: 85 years remaining. Service Charge: £615.24 p/a



Directions







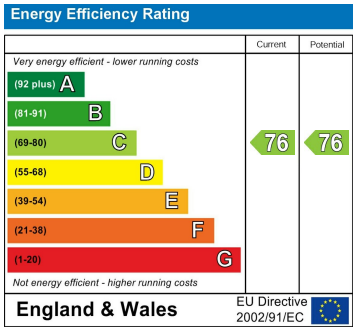


Floor Plan



Total area: approx. 57.3 sq. metres (616.5 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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