

for sale

offers in excess of **£100,000**



Beaufoy House Beaufoy Close Shaftesbury SP7 8EN

A well-located one-bedroom first-floor apartment offering spacious open-plan living, a good-sized bedroom, bathroom, and residents parking. Ideally positioned close to Shaftesbury's local amenities, making it perfect for convenient, low-maintenance living.



Beaufoy House Beaufoy Close Shaftesbury SP7 8EN

Entrance

Steps leading up to the entrance of the flat.

Entrance Hall

Door from the entrance/balcony area, night storage heater and a glazed door into the lounge area.

Open Plan Living Space

With off peak night storage heating.



Lounge Area

Large room 15' 9" x 13' 4". Double glazed window to the front, open to the kitchen area and a night storage heater.

Kitchen

Fitted kitchen with wall and base units, electric oven and hob, extractor hood, plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer. All appliances are available to be left at the property.

Bedroom

Double glazed window to the rear and a night storage heater.

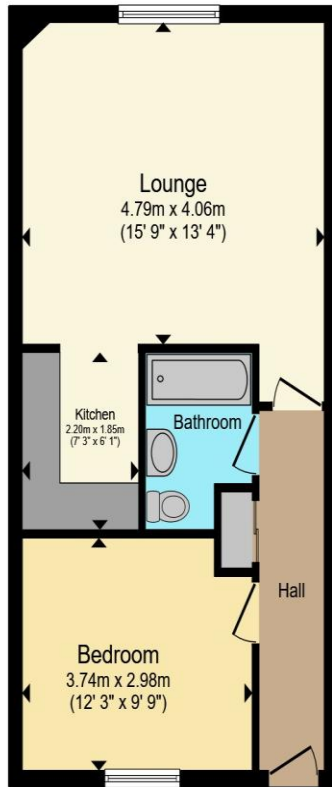
Bathroom

Bath with a shower over, WC, wash hand basin and fully tiled.

Parking

Residents parking.





Total floor area 45.9 m² (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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34 High Street
 SHAFTESBURY SP7 8JG

Property Ref: SFT306338 - 0012

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1352.00

Ground Rent: 80.00

view this property online
connells.co.uk/Property/SFT306338

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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