

for sale

offers in excess of **£140,000**



Cann Lodge Salisbury Road Shaftesbury SP7 8ER

No onward chain and share of freehold. Conveniently located just a short, level walk from Shaftesbury town centre, this lower ground floor apartment offers a double bedroom, lounge, galley kitchen and bathroom. Benefits include an allocated parking space and access to a communal cellar for storage.



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Front Entrance

Private gated access and stairs down to the courtyard garden.

Kitchen

Wall and base units, integrated electric oven and hob, extractor fan, white sink and drainer, space for a fridge/freezer, airing cupboard/pantry with the hot water tank and an electric radiator.

Lounge

Single glazed windows to the front and side, feature fire place surround and hard wood flooring.



Rear Hall

Rear hall from the kitchen with doors into the bedroom and bathroom.

Bedroom

Double glazed window to the front, hard wood flooring, built in wardrobe and an electric radiator.

Bathroom

Bath with an electric shower over, WC and a wash hand basin.

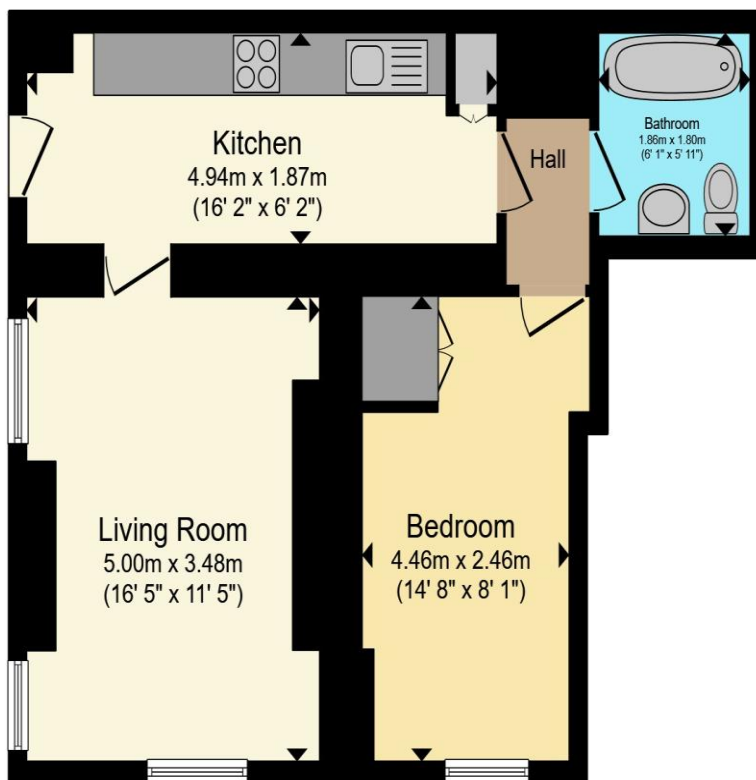
Parking

Residents parking at the property.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 49.5 m² (532 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: SFT305729 - 0007

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1139.38

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SFT305729

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2013. 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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