

for sale

offers in excess of **£90,000**



## Blackmore Road Shaftesbury SP7 8RD

A smart one bedroom ground floor apartment in the popular town of Shaftesbury, offered with no onward chain. Features a bright lounge, fitted kitchen, double bedroom, bathroom and an allocated off-street parking space — an ideal first-time buy or investment.



# Blackmore Road Shaftesbury SP7 8RD

## Entrance Hall

Doors leading to all rooms and a cupboard housing the electric consumer unit.

## Lounge

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

## Kitchen

Double glazed window to the front, electric oven and hob, plumbing for a washing machine, wall and base units, stainless steel sink and drainer and a wall heater.



## Bedroom

Double glazed window to the rear, built in wardrobes, cupboard housing the hot water tank and an electric heater.

## Bathroom

Bath with an electric shower over, WC, wash hand basin, an extractor fan and a wall heater.

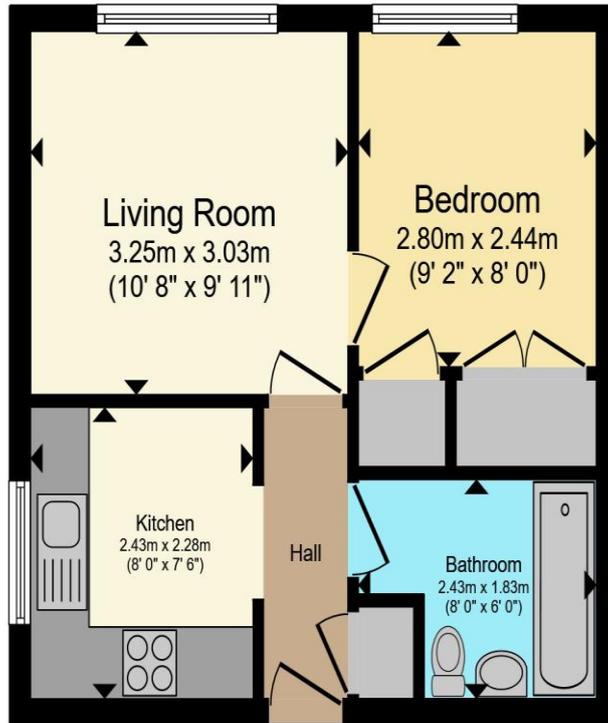
## Parking

Allocated off street parking with the property.

## Agents Note

The lease has been extended by the current vendor to 999 years from April 1983.





**Floor Plan**

Total floor area 32.2 m<sup>2</sup> (347 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: SFT306291 - 0005

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 780.00

Ground Rent: 30.00

**view this property online [connells.co.uk/Property/SFT306291](http://connells.co.uk/Property/SFT306291)**

This is a Leasehold property with details as follows; Term of Lease 120 years from 24 Mar 1983. 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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