



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Beaufoy Close
Shaftesbury

PCM
£750 PCM

A newly redecorated first-floor flat offering well-proportioned accommodation, available to let in Shaftesbury. The property comprises a spacious double bedroom featuring laminate flooring, a curtain pole to the window, and ample electrical sockets.

The open-plan kitchen/living area is generously sized and benefits from excellent natural light from windows on either side of the room. The kitchen is fitted with a built-in electric hob, single oven, and a range of modern storage cupboards, with space and plumbing for a washing machine.

The living area overlooks the front of the property and includes laminate flooring, a good-sized radiator, and a curtain pole. The bathroom is fully tiled and fitted with a bath with shower over.

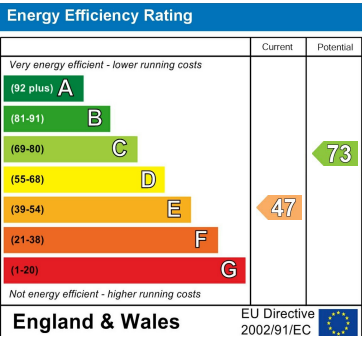
The property is well presented throughout and an internal viewing is highly recommended.

Available January
Sorry No Smokers and No vapers
Not suitable for children or pets
EPC Rating Band 'E'
Council Tax Band 'A'
Deposit Required £865.00 (1 week before the move in date along with the rent)
Subject to Referencing, 1 weeks (£170.00) holding deposit will be required.
www.mortonnew.co.uk

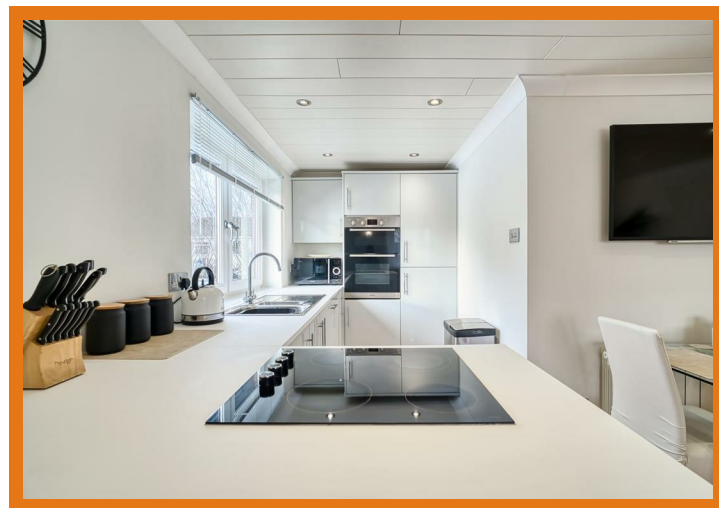
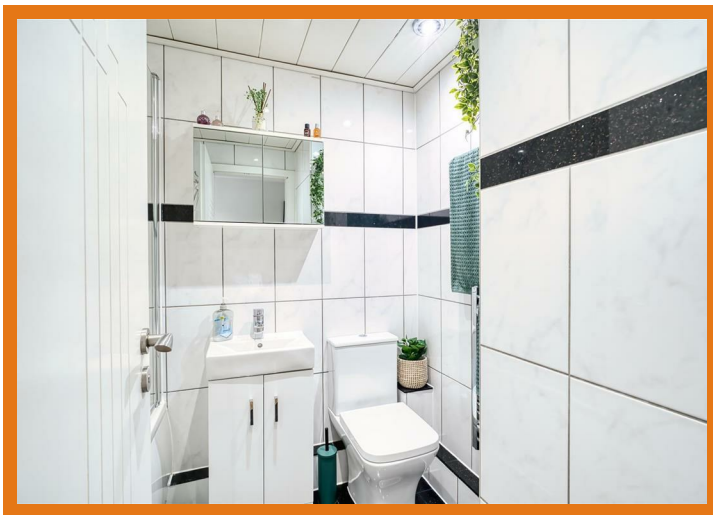
Landlord has the right to refuse

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ACCOMMODATION

Inside

Hall

Metal steps rise to the balcony where the apartment will be found to the right hand side. uPVC front door with inset arched glass pane and spyhole opens into a welcoming entrance hall. Panelled ceiling with recessed lights. Access to the loft space. Coved. Power points. Storage cupboard. Tiled floor in a high gloss finish with speckles and matching skirting board. Modern white doors to the bathroom and bedroom plus opening to the:-

Open Plan Living

4.04m" x 4.75m" (13'3" x 15'7")

Window with granite effect sill to the front of the building. Panelled ceiling with recessed lights. Coved. Wall lights. Electric radiator. Power and television points. Wood effect laminate flooring and matching skirting plus partly tiled floor in granite effect tile with matching skirting. Work surface peninsula dividing the areas with store cupboard under. Opens to the:-

Kitchen

2.18m" x 1.85m" (7'2" x 6'1")

Window with granite style sill to the side of the building. Panelled ceiling with

recessed lights. Plenty of power points. Fitted with a range of modern kitchen units consisting of floor cupboards with drawers and corner carousel, separate drawer unit with soft closing cutlery and deep pan drawers and eye level cupboards. Wood effect work surfaces with matching upstand and part tiled walls in a granite effect finish. Circular sink and drainer with swan neck mixer tap. Built in electric oven and ceramic hob. Space and plumbing for a washing machine. Granite effect tiled floor with matching skirting.

Bedroom

2.97m" x 3.61m" (9'9" x 11'10")

Window to the rear of the building with tiled sill. Panelled ceiling with recessed ceiling lights. Coved. Wall lights. Electric radiator. Power, telephone and television points. Low level electrical consumer unit. Wood effect laminate flooring and matching skirting board.

Bathroom

Panelled ceiling with recessed ceiling lights and one combination light/extractor fan. Coved. Fitted with a modern suite consisting of bath with mixer tap and shower attachment, wall hung wash hand basin with mono tap and mirror fronted bathroom cabinet over plus corner low

level WC with dual flush facility. Wall mounted fan heater. Tiled walls. Tiled floor in a high gloss finish with speckles.

Outside

Parking

There is one allocated parking space, which will be found at the end of the carpark closest to the side of the building - adjacent to the striped yellow lines.

Directions

From Gillingham

Leave Gillingham via Newbury heading towards Shaftesbury. At the first roundabout (Ivy Cross) take the fourth exit onto Christy's Lane. At the roundabout take the first exit into Pound Lane and first turning left into King Alfreds Way. Turn right into Beaufoy Close and bear to the left - into the Coop carpark. The property will be found above the Coop store. The entrance is to the rear. Postcode SP7 8EN

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.