

76 Ryan Court Phase II

Bryanston Street, Blandford Forum, Dorset, DT11 7XE



PRICE: Guide Price £115,000

Lease: 125 years from 1987

Property Description:

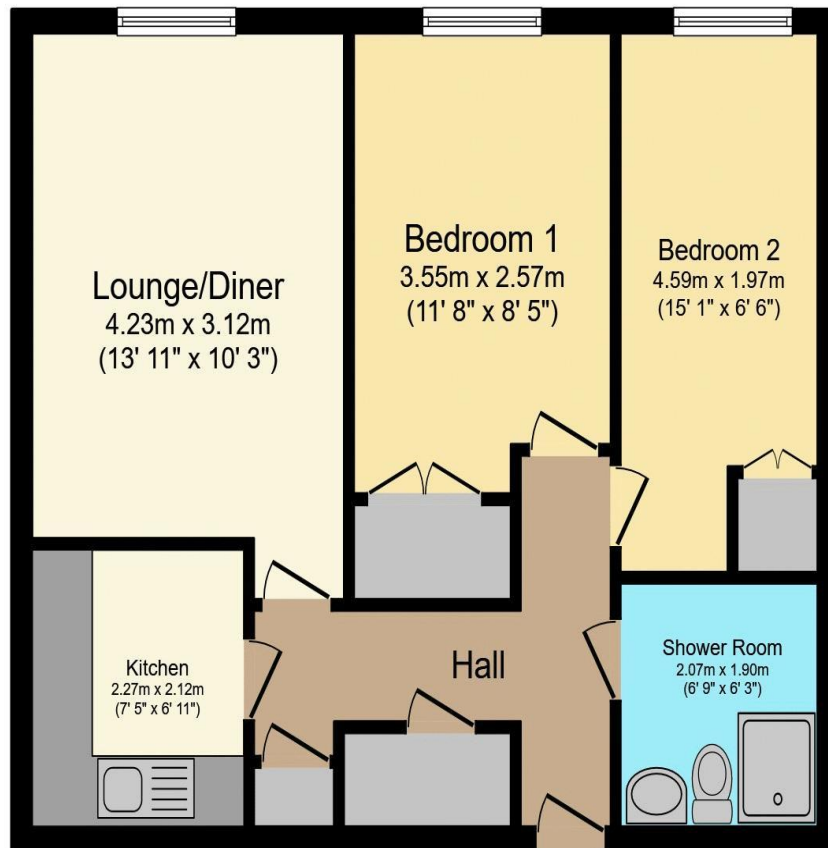
A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT. Ryan Court Phase II was constructed by Ryan Homes Ltd and comprises 27 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge, kitchen, one, two or three bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge
Guest Suite
Communal Satellite Dish (additional fees apply)
Minimum Age 55
Development Manager

Communal Laundry
Lift to all floors
24 hour emergency Appello call system
Lease 125 years from 1987



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 53.1 sq.m. (572 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).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£218.32

Ground Rent Period Review:

2031

Annual Service Charge:

£3631.74

Council Tax Band:

C

Event Fees:

**1% Transfer
NIL Contingency**

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.