

for sale

guide price **£105,000**



Market Place Blandford Forum DT11 7EB

One bedroom flat part of a grade II listed building located in the heart of town, renovated and modernised by the present owner to a high standard and is perfectly suited to modern living, this property has gas central heating, a well fitted bespoke kitchen and a newly finished bathroom.



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance Hallway



Secure entry system, stairs to 3rd floor.

Entrance Hall

Front door to small inner lobby with shelving.

Lounge

13' 8" x 12' 6" (4.17m x 3.81m)

Double glazed rear aspect window, television aerial socket, telephone point, door to outside roof space (not a secured space), radiator.

Kitchen

12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed rear aspect window, good range of wall and base units, space for fridge/freezer, space and plumbing for dishwasher, space for microwave in cupboard unit, free standing gas cooker with extractor over, black resin sink.

Bedroom

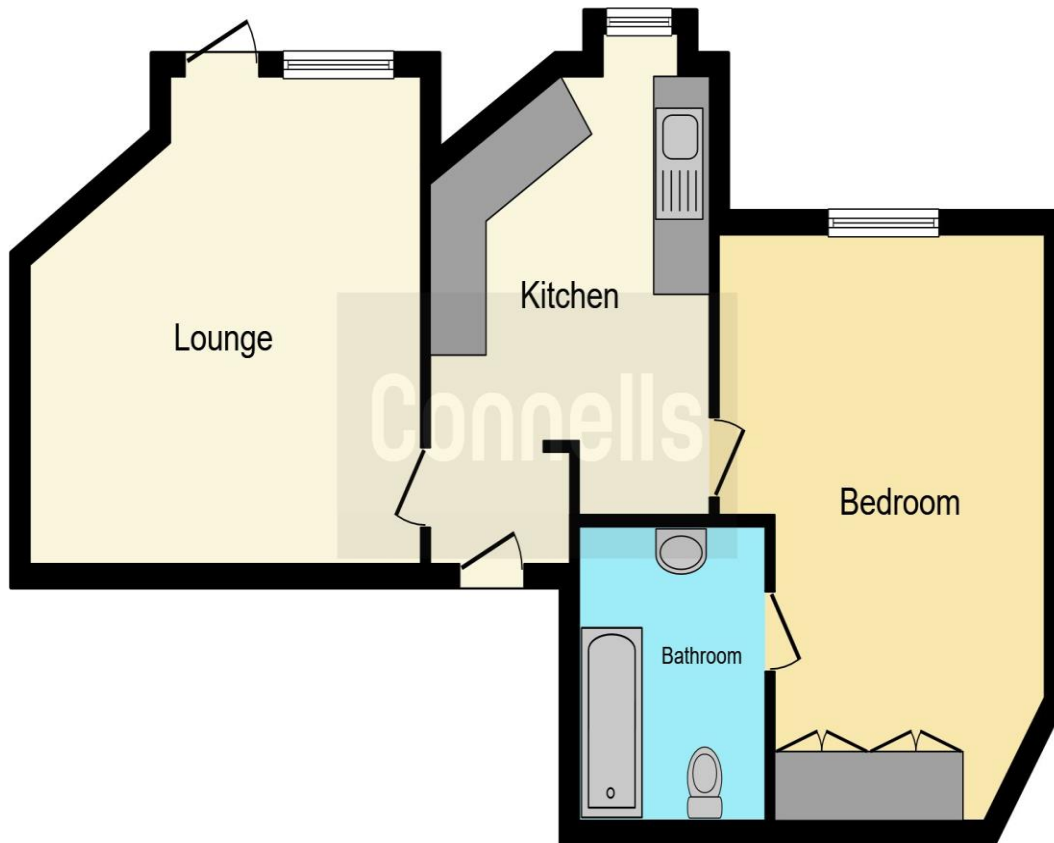
11' 5" x 9' 8" (3.48m x 2.95m)

Double glazed rear aspect window, radiator.

Bathroom

Spa bath with mixer taps and wall mounted rainfall shower, low level w.c, wash hand basin inset vanity unit, radiator, tiled walls, space and plumbing for washing machine.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01258 452 327
E blandfordforum@connells.co.uk

20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

Property Ref: BLF305774 - 0015

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/BLF305774

This is a Leasehold property with details as follows; Term of Lease 149 years from 01 Apr 2023. 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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