





Property Description

Connells are pleased to offer to the market this aesthetically pleasing building is home to a 2 bedroom first floor apartment with a well maintained communal entrance/areas. Situated in the town centre, the accommodation comprises of a spacious lounge, kitchen, 2 bedrooms and a bathroom. This deceptive flat is a must view!

Communal Entrance

Communal entrance and private porch shared with flat 2.

Entrance Hall

Wooden door to front aspect, storage cupboard, telephone entry system, smoke alarm and radiator.

Lounge

15' 2" x 10' 11" (4.62m x 3.33m)

Two single glazed windows to front aspect, telephone point, television aerial socket, shelving and radiator.

Kitchen

6' 1" x 8' 4" (1.85m x 2.54m)

Fitted kitchen with a range of wall and base units, stainless steel sink and drainer unit, roll top work surfaces, part tiled walls, integrated electric oven and gas hob, cooker hood, plumbing for washing machine, space for fridge freezer, central heating boiler, wood effect flooring.

Bedroom One

11' 10" x 6' 7" (3.61m x 2.01m)

Two single glazed sash windows to front aspect, telephone point, television aerial socket and radiator.

Bedroom Two

10' 11" x 6' 7" (3.33m x 2.01m)

Sash window to front aspect, radiator.

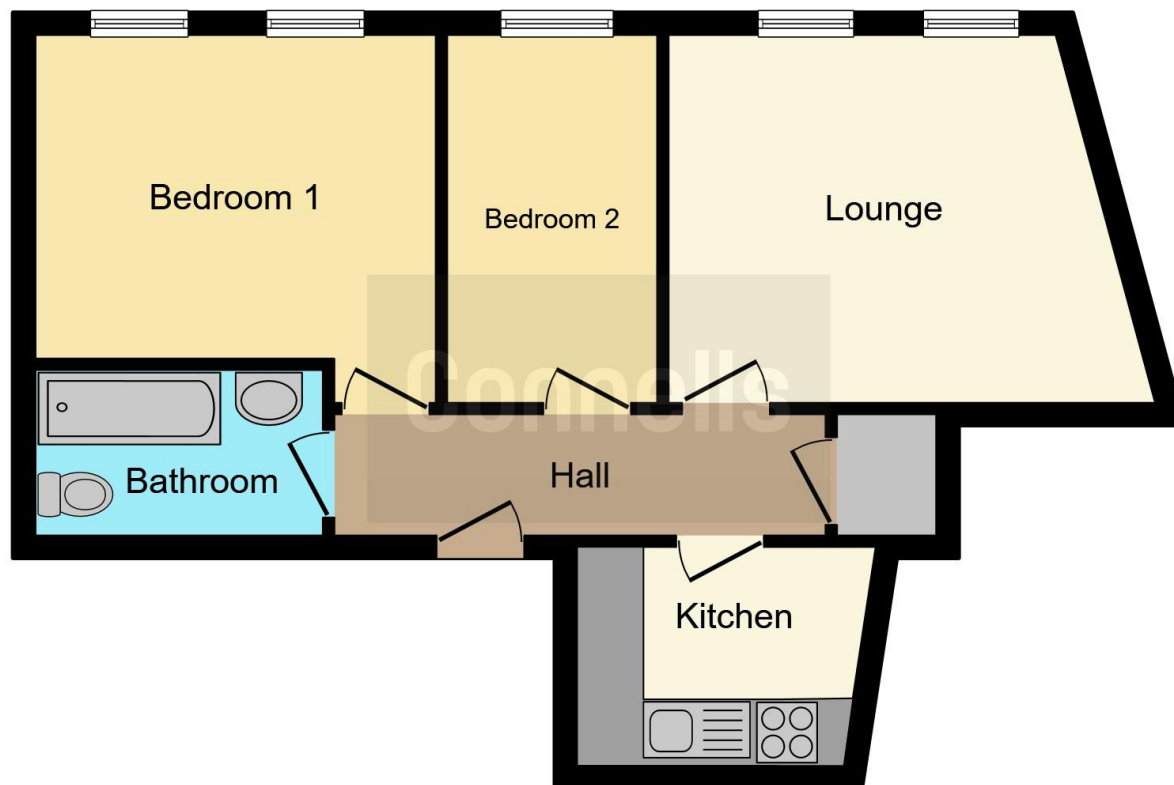
Bathroom

Bath with mixer tap, WC, wash hand basin, extractor fan, part tiled walls, radiator and wood effect flooring.

Parking

Local on road parking.





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

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20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 200.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/BLF305861](https://www.connells.co.uk/Property/BLF305861)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2003. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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