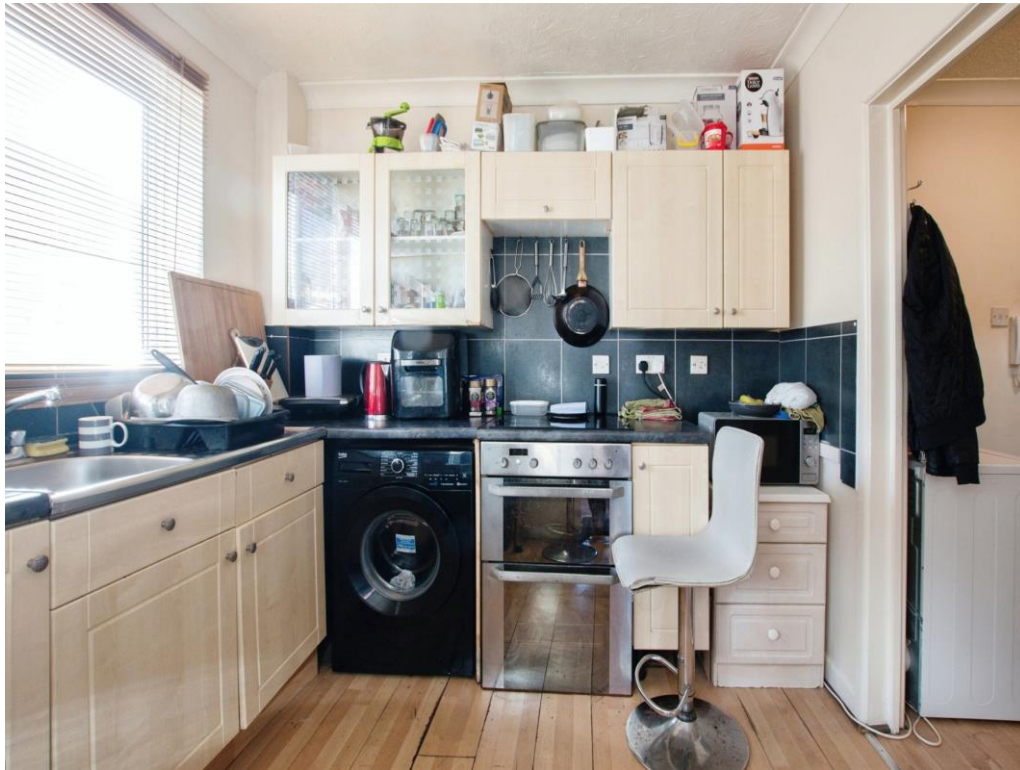




**Connells**

Hilliers Court North Place  
Blandford Forum





### Property Description

A one bedroom ground floor apartment situated in a town centre location. The accommodation comprises Entrance Hall, Kitchen, Lounge/Diner, Bathroom, and Bedroom. The property benefits from double glazed windows and an allocated parking space.

### 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.

## Entrance Porch

## Kitchen

8' 7" x 8' 3" ( 2.62m x 2.51m )

Wood effect flooring with side aspect double glazed window, range of wall and base units with stainless steel sink with mixer tap and drainer, space for cooker, washing machine fridge/freezer and wall mounted boiler.

## Bathroom

Low level WC, hand wash basin with vanity mirror and shelf over, panel bath with mixer tap and shower over and radiator.

## Lounge

11' 7" x 8' 7" ( 3.53m x 2.62m )

Wooden effect flooring with rear aspect double glazed bay window, TV and telephone point and radiator.

## Bedroom

8' 7" x 7' 1" ( 2.62m x 2.16m )

Wooden effect flooring with rear aspect double glazed window and radiator.

## Outside

Allocated parking for one vehicle.

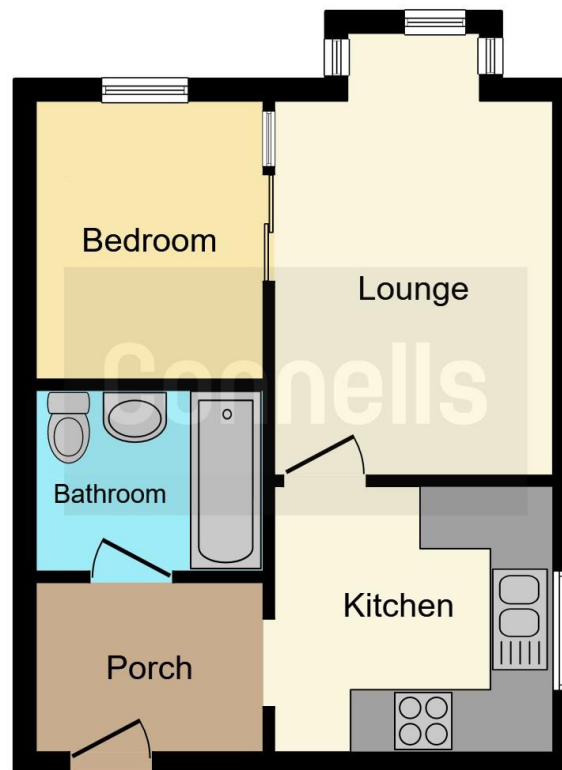












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01258 452 327**  
**E [blandfordforum@connells.co.uk](mailto:blandfordforum@connells.co.uk)**

20 Salisbury Street  
 BLANDFORD FORUM DT11 7AR

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BLF306239](http://connells.co.uk/Property/BLF306239)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 22 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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