





Property Description

Connells have the pleasure of introducing the perfect opportunity to acquire this first floor, 2 bedroom purpose built apartment situated close to local amenities such as supermarkets, cafes, and local shops. Not only does the property benefit from parking, but it also boasts a position close to local river and countryside walks. This property is also offered with no onward chain. This is not a property to be missed - CALL CONNELLS TO BOOK YOUR VIEWING TODAY!

Outside

Located on a well-managed development there is car parking on a first come basis, the grounds are main laid to lawn. The property is approached via a path leading to a communal entrance area and steps up to the first floor and to the properties main front door.

Entrance Hall

Access from communal first floor external landing to Entrance Hall via Entrance Door. Entrance hall runs most of the length of the property and has doors to all the rooms. Radiator.

Reception Room

14' 2" x 10' 8" (4.32m x 3.25m)

Double Glazed Window facing West and overlooking East Street, with Radiator under. Bright Room in need of some cosmetic updating.



Kitchen/Breakfast Room

10' 8" x 9' 6" (3.25m x 2.90m)

Double Glazed Window facing East and overlooking the central open communal area and parking areas, Range of base and eye level units with space of freestanding cooker and hood over. Stanley steel sink. Utility space for fridge, built in cupboard and Gas Central heating Boiler.

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

Double Glazed Window facing West and overlooking East Street with Radiator under.

Bedroom Two

12' 3" x 9' 4" (3.73m x 2.84m)

Double Glazed Window facing West with radiator under/

Bathroom /WC

OPEC Window facing East. Three piece suite with close coupled WC, Pedestal wash hand basin and panelled bath. Tiled walls









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

To view this property please contact Connells on

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

20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

EPC Rating: C Council Tax
 Band: B

Service Charge: 300.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BLF306320

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jan 1988. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLF306320 - 0004