



Connells

Chestnut House East Street
Blandford Forum



Property Description

WELL PRESENTED FIRST FLOOR APARTMENT FOR THE OVER 55's SITUATED IN THE HEART OF BLANDFORD FORUM

This purpose built apartment for the over 55's is located in a quiet location but very close to all the amenities of Blandford town centre including supermarkets, shops, cafes, post office and library all within a short distance of the property. There is access to buses into Poole & Bournemouth. The property has the benefit of emergency pull cords and intercom for peace of mind in addition there is lift access to all floors and well-kept communal gardens.

Sitting Room/Dining Area

16' 11" max x 11' 7" (5.16m max x 3.53m)

A spacious well-presented room benefiting from two windows which overlook the communal areas offering plenty of natural light into the room. Room for dining table and chairs, Emergency pulley cord and intercom, radiator.

Kitchen

10' x 5' 2 (3.05m x 1.52m 2)

A modern kitchen fitted with a range of base and eye level kitchen units with rolled edge work surfaces fitted above. Integrated appliances include an electric four ring hob having a stainless steel splashback, fitted over the hob there is stainless steel extractor unit, an eye level double electric oven, space for a free standing washing machine and fridge /freezer, Single drainer inset sink with mixer tap. Tiled walls.

Master Bedroom

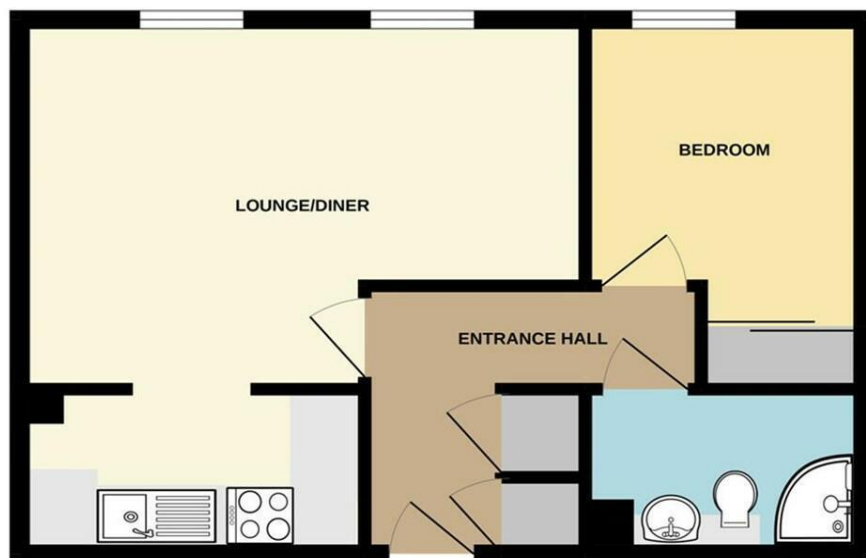
9' 5" x 8' 2" (2.87m x 2.49m)

The master bedroom includes a fitted wardrobe and further storage cupboards fitted above the bed space. Radiator, Emergency pulley cord.





GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE.
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To view this property please contact Connells on

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20 Salisbury Street
BLANDFORD FORUM DT11 7AR

view this property online connells.co.uk/Property/BLF306374

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From our office head North on Salisbury Street towards Anchor Gateway. Continue straight to stay on Salisbury Street. Use any lane to turn right towards Damory Street/ B3082. Take the next right onto East Street where the property is located on the left.

EPC Rating: C

Council Tax
Band: B

Service Charge:
3636.00

Ground Rent:
100.00

Tenure: Leasehold



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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