

for sale

offers in excess of **£65,000** Leasehold



Hilliers Court North Place Blandford Forum DT11 7PW

- Energy Rating: D
- Located within a few minute's walk of the Town Centre
- Ground Floor apartment
- In need of updating and refurbishment
- Parking for one vehicle.



Property Details

Communal Entrance

Access is via a communal door where number 4 can be located on the ground floor. Intercom entry system to each flat, stairs leading to upper floors,

Entrance Hall

Large entrance with doors opening to the kitchen and bathroom, fitted with wood effect flooring.

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

Front aspect double glazed walk in bay window, Radiator. Wood effect flooring. Sliding door leads to bedroom. Would benefit from redecoration and general updating.

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

In need of refurbishment and decoration. Concertina folding door opening into kitchen, Side aspect double glazed window. Range of wall and base units with rolled edge work surfaces fitted over, small breakfast bar for one person, inset stainless steel single bowl and drainer sink unit with mixer bloc tap, space for cooker, washing machine and fridge/freezer , wall mounted gas boiler for central heating, wood effect flooring. Would benefit from redecoration and general updating.

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

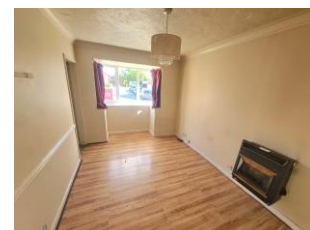
In need of decoration with a front aspect double glazed window, radiator, wood effect flooring. Sliding door opens to living room.

Bathroom

The bathroom would benefit from redecoration and refurbishment, currently comprises of a Low-level WC, wash hand basin with fitted vanity mirror and shelf above. panelled bath with mixer tap and shower attachment, radiator. partially tiled walls

Outside & Parking

We understand that there is allocated parking for one vehicle to the side of the building, the location of which we are currently awaiting confirmation.



directions to this property:

From Connells Office in Salisbury Street/B3082 head North towards Whitecliff Mill St, continue straight to stay on Salisbury St/B3082 For about 0.2 miles Turn right onto North Place and the property is almost directly in front of you.

What3words [///land.stammer.readily](https://www.what3words.com/land.stammer.readily)
To view this property please contact Connells on

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20 Salisbury Street
BLANDFORD FORUM DT11 7AR

Property Ref: BLF306442 - 0010

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 852.00

Ground Rent: 25.00

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 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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