

Property details **approval form**

10 Ryan Court, White Cliff Mill Street, Blandford Forum, Dorset, England, DT11 7DQ

Date: 24 October 2025

Property Ref and Version: BLF306459 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£75,000

Tenure: Commonhold

○ Key Features

- > Energy Rating: Awaited
- > Ground Floor One Bedroom Apartment
- > Bright Living Room and Fitted Kitchen
- > Communal laundry facilities Lifts to all floors
- > Private parking
- > Communal lounge and gardens. and Parking
- > On-site or visiting warden assistance and a 24-hour emergency call system
- > Within 150 m of the shops and main streets of Blandford.
- > Economical electric heating - Recently re decorated.

○ Short Description

Ground Floor one Bedroom Apartment located in the heart of Blandford with Parking. Designed and limited to assisted for those over the age of 55.. Reception Room, Kitchen, Double Bedroom, Shower/Wc. Communal meeting room. 150m from shops.

○ Long Description

Blandford Forum is a historic market town in Dorset with Anglo-Saxon origins on the River Stour. After the Great Fire of 1731 destroyed most of the town, it was reconstruction, resulting in a cohesive and well-preserved Georgian townscape. The town prospered through its markets and industries like brewing and stagecoach traffic. Today, Blandford Forum is known for its elegant architecture, historic Market Place, and local museums

Ryan Court is a retirement complex located in the centre of Blandford Forum, offering flats for residents who are typically over 55 or 60, The complex was built in the late 1980s and is located a short walk of the town centre and shops.

We are delighted to sell this recently redecorated Ground Floor apartment with bright Reception Room, Double Bedroom, Kitchen and walk in shower/Wc room.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

The apartment is located on the Ground Floor of the building with Entrance Door Leading in to the Entrance hall. Doors to Reception Room, Bedroom and Shower Room. Large Hall way cupboard with water heater and fuse box.

Reception Room

10' 4" x 15' 8" (3.15m x 4.78m)

Bright Reception room Double Glazed Window with views over the gardens and beyond. Efficient electric night storage wall heater. Currently the room is divided into the sitting/TV area and a dining/breakfast area. Arch to Kitchen and Door back the Entrance Hall.

Kitchen

6' 2" x 6' 8" (1.88m x 2.03m)

Range of Wood effect Cupboard and draw fronts and contrasting work tops, inset sink with mixer taps. Inset electric hob and extractor hood over. Space for tall standing fridge freezer.

Bedroom

8' 9" x 12' 1" (2.67m x 3.68m)

Good sized double bedroom with Double Glazed window to rear over looking the gardens. Wall mounted night storage heater. Double Wardrobe.

Shower Room/Wc

Modern white suite with close coupled Wc and pedestal wash hand basin. corner shower until with semi circular enclosure, thermostatic shower controls. Half tiled walls.

Gardens And Parking

The building has excellent communal areas which include the gardens, large parking facilities on a first come first served basis, communal lounge and community room, outside chairs and tables and a communal laundry room with washing machines and tumble dryers.

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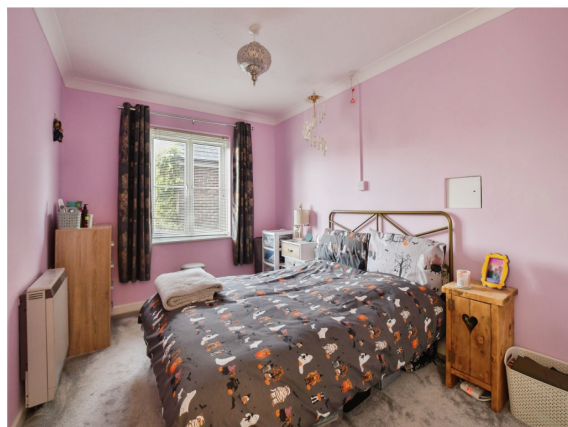
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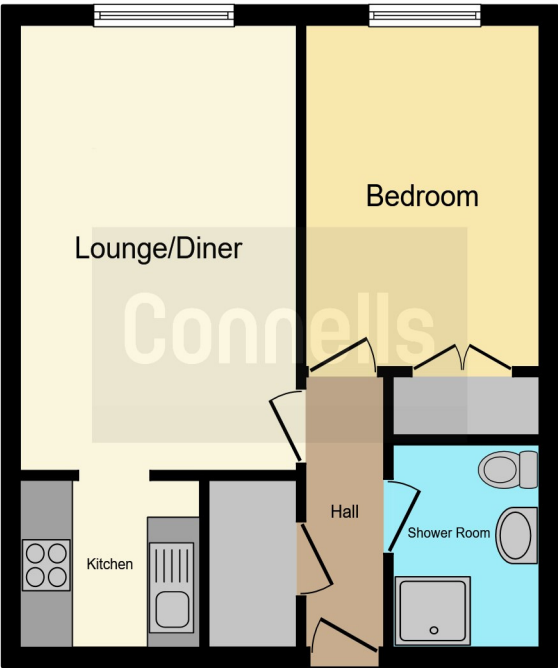
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○ Floor Plan



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

○ Approval

	Signature	Date
Patrick Tucker		
Ms N. Martin		