



Connells

Ryan Court White Cliff Mill Street
Blandford Forum



Property 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.

Entrance Hall

The apartment is located on the Ground Floor of the building with Entrance Door Leading into the Entrance hall. Doors to Reception Room, Bedroom and Shower Room. Large Hallway 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 overlooking the gardens. Wall mounted night storage heater. Double Wardrobe.

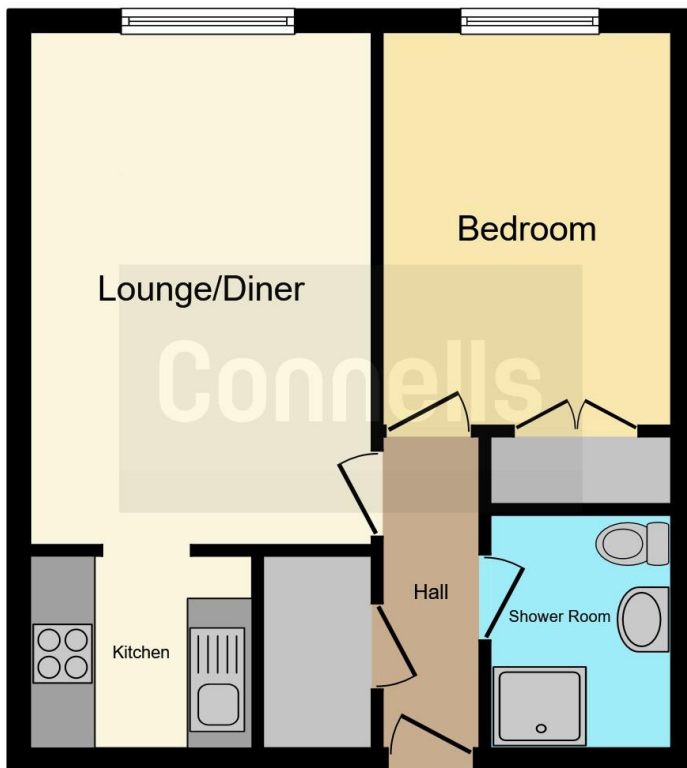
Shower Room/WC

Modern white suite with close coupled WC and pedestal wash hand basin. corner shower unit 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.





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:
 3355.68

Ground Rent:
 Ask Agent

Tenure: Commonhold

view this property online connells.co.uk/Property/BLF306459

This is a Commonhold property. As a Unit Holder there is entitlement to be a member of a Commonhold Association and rights and obligations apply. Please contact the branch or your legal representative for more details.



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: BLF306459 - 0007

