



Connells

East Street
Blandford Forum



Property Description

Local Area:

Blandford Forum, a historic market town dating back to Saxon times, Blandford gained the "Forum" suffix, meaning market place in the 13th century and has always been a thriving market hub known for lace and button manufacturing, it later became a coaching stop on the London–Exeter route. The town grew in the 18th and 19th centuries with amenities such as a corn exchange, workhouse, and railway (closed 1966). Today it has a vibrant retail centre and nearby schools public schools including Bryanston, Clayesmore and Milton Abbey.

Transport Links:

Blandford Forum is well connected by road via the A350, linking north to Shaftesbury and south to Poole, and the A31 and A354, which provide routes to Wimborne, Salisbury, and Weymouth. Regular bus services run to Poole, Salisbury, Dorchester, Weymouth, and Yeovil, with main stops at Market Place and Crown Hotel. There is no railway station in Blandford (closed in 1966), but nearby stations at Gillingham, Poole, and Salisbury offer access to London and the South West.

The Property:

Located in East Street, one of the main streets in the town centre, set at the back of the building this TWO bedroom ground-floor apartment has just undergone redecoration. The accommodation comprises of Entrance Hall, Bathroom/WC, Kitchen, Reception room, Two Bedrooms. There is also an allocated parking space.

Communal Hallway

Accessed from East Street or from the Car parking area the communal entrance gives access to the apartment and all other apartments within the building.

Entrance Hall

Entrance door leading to Entrance Hall with doors to all rooms. Electric Consumer unit. Radiator.



Reception Room

Large Double Glazed Picture window overlooking communal patio. Gas Combination Boiler. Radiator. Internal window to Kitchen. Recently Redecorated.

Kitchen

Large Kitchen with room to have a table and chairs. Window to Reception giving natural light. Range of base and eye level units with contrasting counter tops, inset stainless steel sink. Utility space for washing machine or dishwasher.

Bedroom One

Double Glazed Window to rear overlooking Patio. Radiator. Recently Redecorated.

Bedroom Two

Double Glazed Window to rear overlooking Patio. Radiator. Recently Redecorated.

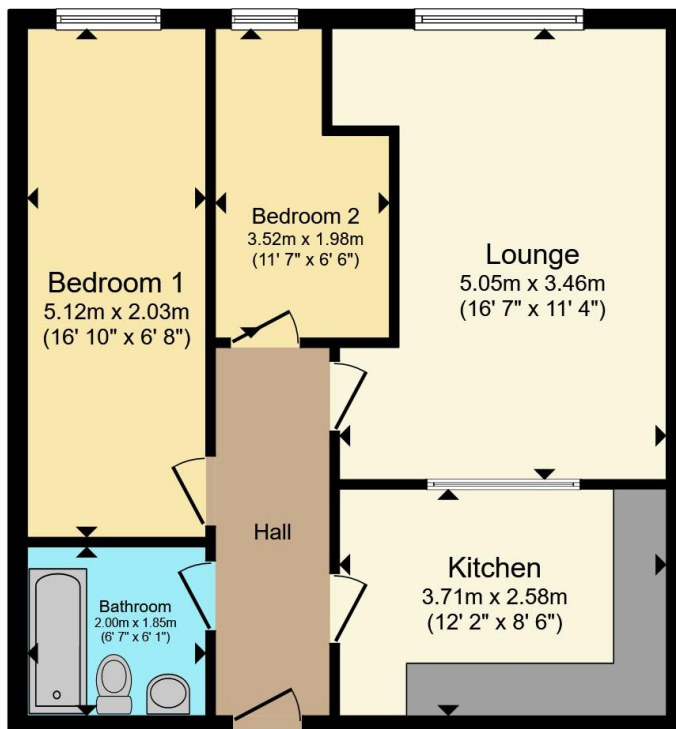
Bathroom/WC

Recently refurbished Bathroom/WC with a white suite comprising panels bath and shower, Low level WC, Pedestal wash hand basin. Part Tiled walls. Recently Redecorated.

Parking And Garden

There is one allocated parking space within the parking area and external a communal drying and patio area.





Total floor area 56.6 m² (609 sq.ft.) approx

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.propertybox.io

Connells



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: Ask
 Agent

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BLF306463

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Jul 2003. 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.

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: BLF306463 - 0003