

**3 WHITECLIFF COURT
WHITECLIFF MILL STREET
BLANDFORD FORUM**

Chaffers
INDEPENDENT ESTATE & LETTING AGENTS



**A modern 2 bedroom ground floor
retirement flat, close to the town
centre and offered with no forward
chain**

**£130,000
LEASEHOLD**



**18 Salisbury Street, Blandford Forum, Dorset DT11 7AR
Tel: 01258 456044**

**Email: post@chaffers.co.uk
www.chaffers.co.uk**

3 WHITECLIFF COURT, WHITECLIFF MILL STREET, BLANDFORD FORUM, DORSET DT11 7BQ

Directions

From our office proceed up Salisbury Street, take the left hand fork into Whitecliff Mill Street and Whitecliff Court will be found a short distance up the road on your right handside.

Viewing

Only by appointment with **Chaffers (Blandford) Ltd**, 18 Salisbury Street, Blandford Forum, Dorset DT11 7AR
Tel. 01258 456044 Email. post@chaffers.co.uk

Accommodation

Ground Floor:

Communal front door with key pad entry system to the

Communal Hall

Front door to the

Hallway

Airing cupboard, smoke detector, coved cornice, emergency pull cord, electric heater.

Sitting/Dining Room

Ornamental fireplace, glazed door to the paved patio, television and telephone points, 4 wall lights, storage cupboard, Dimplex night storage heater, coved cornice.

Kitchen

Range of wall and floor units, worktops with tiled splashbacks, inset sink with mixer tap, built-in Bosch oven, hob and extractor fan, Blomberg fridge/freezer, Bosch washing machine, Dimplex heater, window.

From the hallway -

Bedroom 1

Double aspect. Built-in double wardrobe, 3 wall lights, coved cornice, Dimplex heater, telephone point.

Bedroom 2

Built-in double wardrobe, 2 wall lights, coved cornice, Dimplex heater.

Shower Room

Fully tiled double shower, wash hand basin and WC. Fully tiled walls, towel heater, window, light/shaver point, wall mirror, medicine cabinet, emergency pull cord.

Outside: Paved patio. Communal gardens being laid to lawn with well stocked flower borders. Residents' parking situated close-by.

Additional Information

Services Mains water, electricity and drainage connected. Telephone subject to BT transfer regulations.

Council Tax Band B

Lease 125 years from 1991

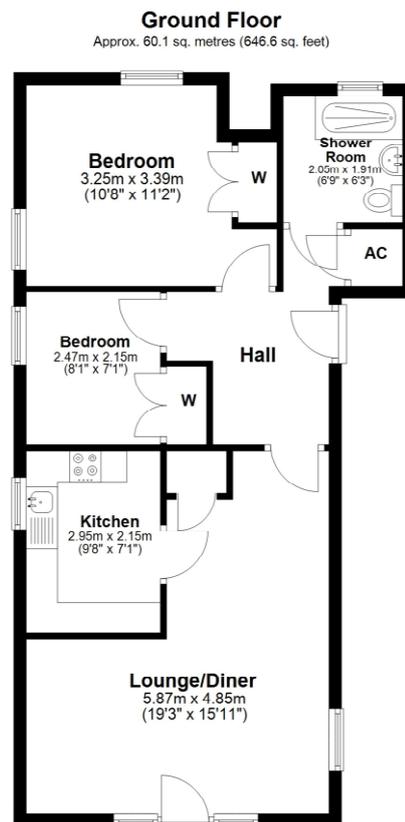
Ground Rent £143.20 p/a

Service Charge £3391.72 p/a

Caution

All services and fittings mentioned in these particulars have not been tested, and hence we cannot confirm they are in working order.

Agent's Notes Residents must be over 55 years of age.



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Mortgage Advice: "We would be happy to introduce you to Bloomfield & Associates Ltd, an appointed representative of CAERUS Financial Limited for any mortgage requirements."

"Your home may be repossessed if you do not keep up repayments on your mortgage."

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Steven Thornewill who will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property.



Ref: B3216

Date: February 2025

