

4 Magnolia Court
West Street
Blandford Forum

Chaffers

INDEPENDENT ESTATE AGENTS & LETTING AGENTS



A ground floor studio apartment, with fitted kitchen and separate bathroom. Re-decorated throughout. Ideal buy to let/AirB&B. No forward chain

£79,950

LEASEHOLD



18 Salisbury Street, Blandford Forum, Dorset DT11 7AR

01258 456044
www.chaffers.co.uk

4 MAGNOLIA COURT, WEST STREET, BLANDFORD FORUM, DORSET DT11 7AW

Directions

From our office proceed down Salisbury Street, right into West Street and Magnolia Court will be found on your left handside, opposite The Crown Hotel gardens.

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 to

Communal Hallway

Front door to

Hallway

Entry phone, meter cupboard.

Sitting Room/Bedroom

Laminate flooring, TV and telephone points, sash window with new blind, night storage heater, inset ceiling lights.

Kitchenette

Comprising wall and floor units, sink with mixer tap, new oven, hob and fridge, extractor hood, worktops.

Bathroom

White suite comprising panelled bath, shower unit, shower door, wash hand basin, WC. Window, part tiled walls, extractor, mirror, ladder radiator, airing cupboard with Ariston hot water tank and Indesit washing machine.

Outside:

Bin storage area. Laundry drying area.

Additional Information

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

Council Tax Band A.

Lease Remainder 125 years (2006)

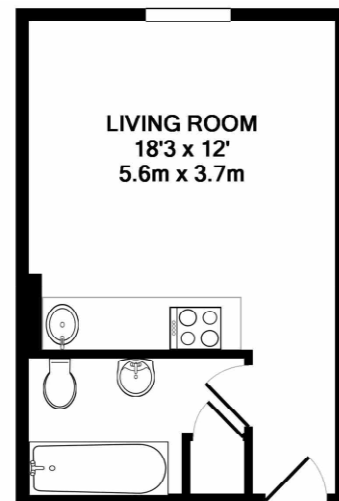
Ground Rent £150.00 per annum

Service Charge £934.18 2024/25

Insurance £188.99 2024/25

Caution

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



FLAT 4 MAGNOLIA COURT
TOTAL APPROX. FLOOR AREA 217 SQ.FT. (20.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
Made with Metropix ©2016

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: B3214

Date: February 2025