



Grenville Place, Percy Gardens, Blandford Forum

A spacious two bedroom flat boasting two balconies overlooking landscaped communal gardens and offered to the market with no forward chain.

Asking Price
£235,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Grenville Place,
Percy Gardens,
Blandford Forum,
Dorset,
DT11 7QQ**

- No forward chain
- Two allocated parking spaces
 - Quiet location
 - Close to amenities
 - Sitting dining room
 - Kitchen
 - Two bedrooms
- Built in wardrobes and storage
 - Bathroom & ensuite
 - Loft storage cupboard

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A spacious apartment boasting two balconies enjoying wonderful views of an established and landscaped communal garden, offered with no forward chain.

Upon entry to the apartment is a hallway providing access to all the principal rooms. The heart of the home is the spacious and light sitting dining room, with glazed French doors leading to balcony. The room is laid to carpet and offers space for a range of living and dining furniture. The kitchen enjoys an internal window to the dining area and includes a range of wall and base units set with a counter top and includes a stainless steel 1.5 sink with draining board, Neff double oven, hob and extractor, Neff dishwasher and a Bosch washing machine with space for a freestanding fridge freezer.

The master bedroom is a light room with French doors leading to a substantial balcony overlooking the communal garden. The room would accommodate a double bed and includes a range of built in wardrobes with a dressing table

and drawers. The room is serviced by a fully tiled ensuite comprising of a shower cubicle, w.c., sink with underneath vanity unit, illuminating mirror and a heated towel rail. The second bedroom would accommodate a small double bed or single, includes a built in double wardrobe and a storage cupboard housing the gas boiler. The family bathroom is fully tiled comprising of a white suite of bath with hand shower, w.c., basin with underneath vanity unit, illuminating mirror and a towel rail.

Overall this apartment would make an ideal downsize purchase for any buyer wishing to live in a quiet but convenient location within walking distance of shops including an M&S foodhall.

Outside

The flat includes two allocated parking spaces with several visitor parking bays. The block a wonderful setting with an established communal garden, primarily laid to lawn and surrounded by trees and bushes and includes a wooden

gazebo. The flat includes a storage cupboard on the top floor which could be used to store suitcases, Christmas decorations and other items.

Situation

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

Directions

From the Market Place drive on Salisbury Street and at the traffic lights, go straight over on to Salisbury Road. Take the third turning on the right onto Queens Road, at the bottom of the road, turn right on St Leonards Avenue, take the next right on to Percy Gardens. The apartment block is situated at the end of the cul de sac.



Services

Annual Service Charge £1,197 per six months (2024).

Ground rent £125 per annum

Lease 125 years from 25.05.2006

All mains services. Gas central heating.

Council tax band C

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

(Information from <https://www.ofcom.org.uk>)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Blandford/DJP/25 March 24

Percy Gardens, Blandford Forum

Approximate Area = 865 sq ft / 80.3 sq m

Additional Storage = 22 sq ft / 2 sq m

Total = 887 sq ft / 82.3 sq m

For identification only - Not to scale



ADDITIONAL STORAGE

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1101219



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