



# Ashburton House, Edward Street, Blandford Forum, Dorset

A two bedroom top floor flat with allocated parking situated in the centre of Blandford and offered with no forward chain.

Guide Price  
**£180,000**  
Share of Freehold

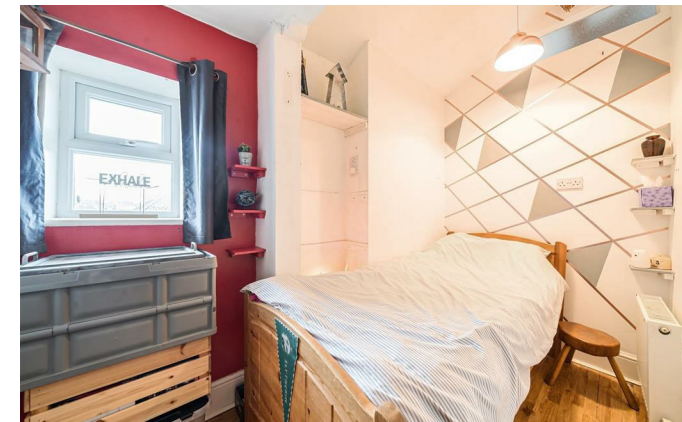
**Symonds  
& Sampson**  
ESTABLISHED 1858



## Ashburton House, Edward Street, Blandford Forum, DT11 7QW

- Situated in the heart of Blandford
  - Close to amenities
- Allocated parking space
  - Two bedrooms
  - Sitting room
    - Kitchen
    - Bathroom
  - No forward chain
  - Character features
  - Ideal first time buy

Viewing strictly by appointment  
Symonds & Sampson  
01258 452670







A two bedroom top floor flat situated in the heart of Blandford, close to amenities and offered with allocated parking.

The heart of the home is sitting / dining room, which is located to the front of the building with elevated views of the town, with exposed beams and a decorative fireplace (which could be reinstated) as a focal point. The kitchen includes a range of wooden base units set with a wooden counter top and a butler sink. Included is the freestanding electric cooker and washing machine with space for a freestanding fridge freezer and a microwave. The bathroom consists of a white suite of bath with over head shower, basin and w.c.

The primary bedroom is currently arranged with a king size double bed and includes a built in wardrobe with space for other pieces for freestanding furniture. The second bedroom is currently arranged with a single bed and freestanding furniture.

The flat includes a part boarded loft with a pull down access ladder and shared under stairs storage in communal hallway.

This flat would make an ideal first time purchase or downsize.

#### Outside

The flat includes a marked allocated parking space with a wooden shed accommodating a lawn mower and communal BBQ with space for bikes and the block enjoys a communal garden laid to lawn, which includes a shared washing line .

#### 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 centre of Blandford drive along Salisbury Street keeping to the right hand fork. At the traffic light turn right onto Damory Street and at the bottom of the hill turn left on to Wimborne, take the immediate left hand turning into Damory Court Street and continue up the hill for 0.1 of a mile. The property can be found at the brow of the hill and turn left after the building into Alfred Street to the entrance of the parking area.

**Lease information**

Maintenance charge: £40.09 currently per month, rising to £80.09 per month in February 2025

Annual insurance contribution: £250 per year  
 Lease 99 years from 24/6/1977 - vendor has advised they will extend the lease at point of sale to 999 years

**Services**

Mains gas, electric, water and drainage  
 Council tax band A

Broadband - Super & Ultrafast broadband is available.

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

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

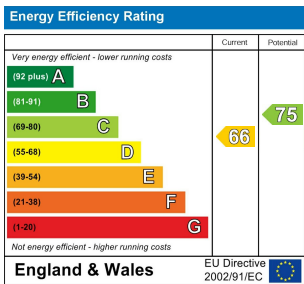
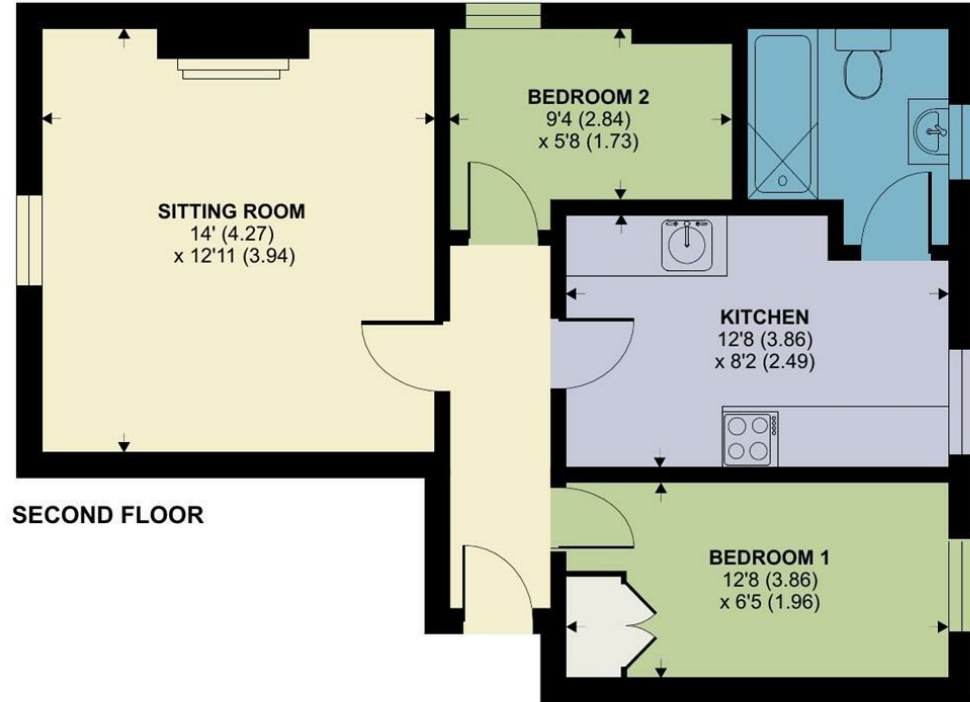
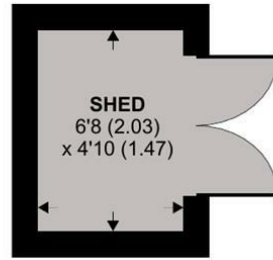
**Edward Street, Blandford Forum**

Approximate Area = 534 sq ft / 49.6 sq m

Shed = 32 sq ft / 3 sq m

Total = 566 sq ft / 52.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1115323



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