



Flat 5, Blandford House, 47 East Street, Blandford Forum, Dorset, DT11 7DX





A Spacious Grade 2 Listed First Floor Flat With Allocated Parking In The Heart Of The Town Centre. The Property Benefits From A Modern Kitchen, Sliding Sash Windows & Communal Gardens

Entrance Hall - Wooden door with glazed panels to front, window to same, storage cupboard, laundry cupboard with plumbing for washing machine and tumble dryer, radiator, telephone point, coved and artex ceiling

Living Room 18'8" (5.69m) x 12'4" (3.76m)- 2 fully height sliding sash windows to front aspect, TV point, telephone point, radiator, coved and artex ceiling



Kitchen 12'4" (3.76m) x 10'11" (3.33m)- Range of sage green fronted base and wall units providing ample cupboard and drawer storage, solid wood work-surfaces with matching upstand, free-standing American fridge/freezer, integrated dishwasher, stainless steel 1 1/2 bowl sink with drainer inset and mixer tap, window to rear aspect, wall mounted Worcester gas boiler, eye level Neff double oven and grill, 5 ring gas hob with extractor hood over, tiled flooring, coved and artex ceiling

Bedroom 1 13'0" (3.96m) x 11'5" (3.48m)- 2 sliding sash windows to front aspect, radiator, coved and artex ceiling

Bedroom 2 12'4" (3.76m) x 7'6" (2.29m)- 2 sliding sash windows to front aspect, radiator, coved and artex ceiling

Bathroom - White suite comprising panelled bath with Triton electric shower over, low level WC, pedestal wash hand basin, tiled splash-backs, obscure window to rear aspect, heated towel rail, tiled flooring, extractor fan, coved and artex ceiling



Outside - The flat is approached via the rear of the building, having 1 allocated parking space in the residence car park, communal garden with timber shed and seating area, predominately laid to lawn with established trees and shrubs

Notes - Lease: 189 Year Lease from 1st January 1980

Ground Rent: Peppercorn

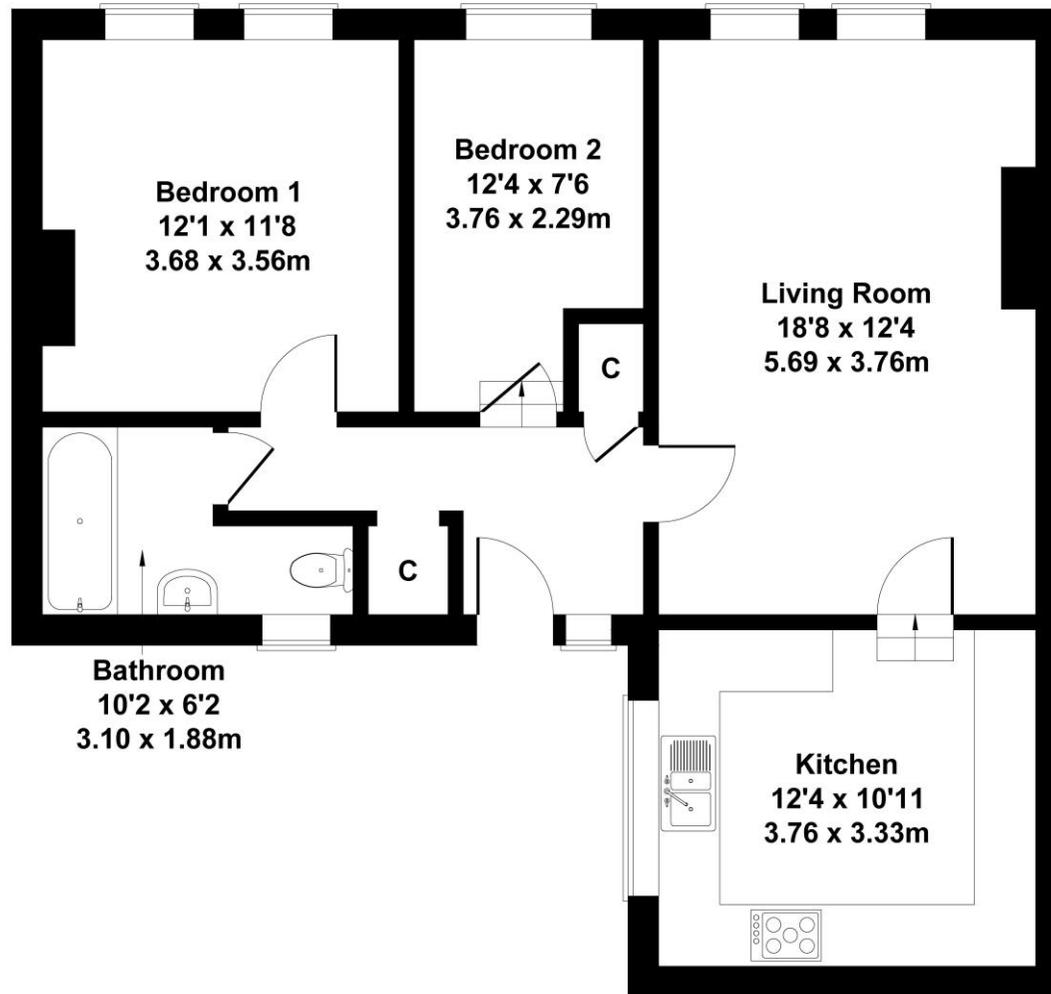
Service Charge: £110.00 per Annum

£200,000 Leasehold

5 Blandford House

Approximate Gross Internal Area

747 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2024
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600