



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





**A Well Presented 2 Bedroom Maisonette Flat Within Blandford Town Centre, The Property Benefits From Sliding Sash Windows, Spacious Kitchen/Breakfast Room & Electric Heating**

**Communal Lobby** - Solid wooden door to rear, stairs to first floor

**Kitchen/Breakfast Room 24'2" (7.37m) x 10'2" (3.1m)**- Wood door to front, range of green fronted base and wall units providing cupboard and drawer storage, marble effect work-surfaces with tiled splash-backs, stainless steel single sink with drainer inset and mixer tap, stainless steel electric oven with 4 ring ceramic hob and extractor hood over, space and plumbing for washing machine and dishwasher, space for under work-surface fridge and freezer, 2 windows to side aspect, window seat with storage under, exposed beams, vinyl flooring, smooth set ceiling

**Inner Hall** - Stairs to first floor with cupboard under, smooth set ceiling

**Living Room 15'1" (4.6m) x 12'6" (3.81m)**- 2 sliding sash windows with secondary glazing to front aspect, feature fireplace with cast iron surround, TV point, electric heater, smooth set ceiling

**Bathroom** - White suite comprising panelled bath with central mixer taps, oversized shower enclosure with recessed controls, low level WC, pedestal wash hand basin, window to rear aspect with secondary glazing, mirror with light, tiled splash-backs, extractor fan, tiled effect vinyl flooring



**Second Floor Landing** - Cupboard housing hot water cylinder, obscure glazed hatch to roof space giving natural light from skylight, smoke alarm

**Bedroom 1 15'4" (4.67m) x 12'1" (3.68m)**- 2 sliding sash windows with secondary glazing to front aspect, fitted wardrobes and shelving to one wall, access to roof space, electric heater

**Bedroom 2 9'8" (2.95m) x 9'3" (2.82m)**- Window to rear aspect with secondary glazing, fitted wardrobes to one wall, electric heater

**Agent Note** - Lease - 114 years from 1 April 2007 (97 Years Remaining)

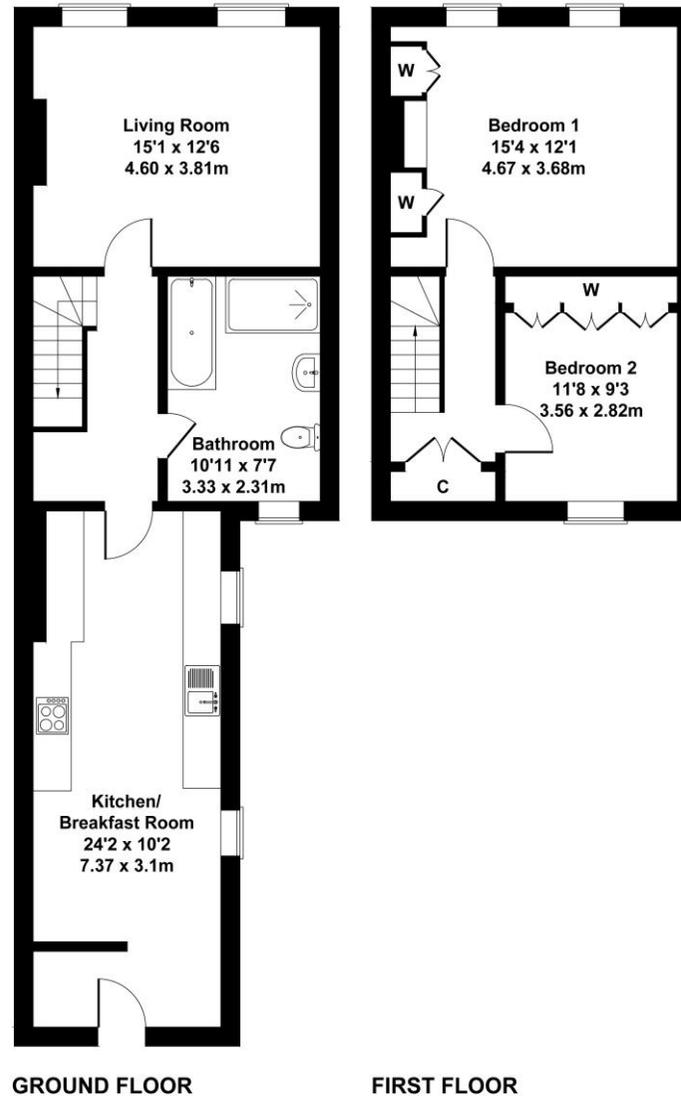
Ground Rent - £150 per Annum

Service & Maintenance Charge - As & When Basis

£190,000 Leasehold

## Flat 15 Salisbury

Approximate Gross Internal Area  
1015 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**

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EPC Rating - E

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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