



Flat 1, 2 Salisbury Road, Blandford Forum, Dorset, DT11 7QH



A Ground Floor Flat With 1 Double Bedroom & Separate Study/Box Room Situated A Short Walk From Town Centre Amenities. The Property Benefits From Allocated Parking, Share Of Freehold & Modern Bathroom

Communal Hall - Solid wooden door to front, stairs to all floors, door to flat

Entrance Lobby/Hallway - Large storage cupboard under stairs, window to side aspect, 2 radiators, electric consumer unit, part laminate flooring, smoke alarm

Kitchen 16'1" (4.9m) x 6'6" (1.98m)- Range of cream fronted base and wall units providing ample cupboard and drawer storage, curved work-surfaces with tiled splash-backs, stainless steel circular sink, free-standing electric cooker, space and plumbing for washing machine and dish washer, space for free-standing fridge/freezer, window and obscure glazed door to side, window to rear aspect, radiator, tiled flooring,

Living Room 11'8" (3.56m) x 11'7" (3.53m)- Bay window to front aspect, brick fireplace, TV point, telephone point, radiator

Study/Box Room 7'1" (2.16m) x 7'1" (2.16m)- Window to side aspect, wall mounted combi gas boiler, radiator

Bathroom - White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled splash-backs, radiator, extractor fan, vinyl flooring

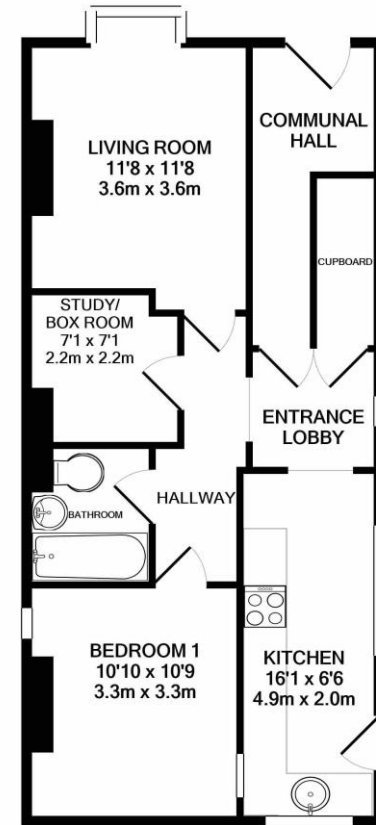
Bedroom 1 10'10" (3.3m) x 10'9" (3.28m)- Window to side aspect, high level window to kitchen giving natural light, television point, telephone point, radiator

Outside - One allocated parking space to the side of the property. small areas of communal garden to front and side with an assortment of shrubs.

Notes - Share of Freehold with 999 Year Lease (No Ground Rent payable)

Service/Maintenance charges on a as and when basis. (Shared between the 3 Flats)

£175,000 Share of Freehold



TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 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 ©2021

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - E

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600

