



28 Eagle House Gardens, Blandford Forum, Dorset, DT11 7BS





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**A ground floor studio apartment in need of some modernisation, located a stones throw away from the town centre.**

This property would make a great investment/first time buy with the accommodation comprising lounge/living area, kitchen area and shower room.

The living area has a large window overlooking the front garden providing an abundance of natural light. Two storage cupboards with one housing hot water tank.

Kitchen with window overlooking rear gardens.

Bathroom comprising low level WC, panelled bath and obscured window to rear aspect.

Externally the property benefits from a good sized front garden, and to the rear a small segment of privately owned garden with a shed.

**Lease Remaining - 90 Years**

**Ground Rent - £10 per annum**

**Service Charge - £55.82 per month**

**Lobby**

**Living Room/Bedroom 14'11" (4.55m) x 14'2" (4.32m)**

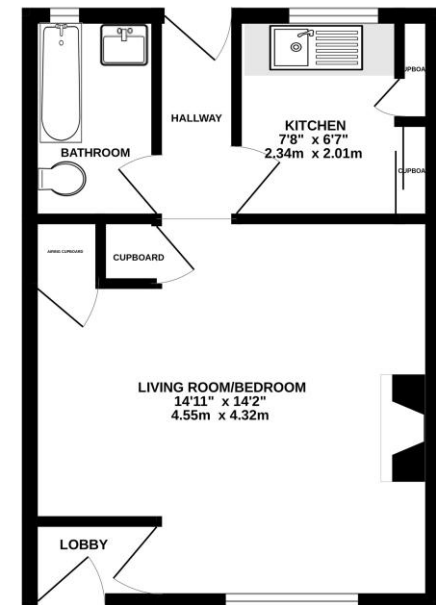
**Kitchen 7'8" (2.34m) x 6'7" (2.01m)**

**Hallway**

**Bathroom**

**£80,000 Leasehold**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**EPC Rating - E**

**Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings**

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**Forum**  
Sales & Lettings