



51B Dorset Street, Blandford Forum, Dorset, DT11 7RF



A superbly presented ground floor flat, with two good sized bedrooms, allocated parking and situated a stones throw away from the town centre.

The Entrance Hall provides access into the Kitchen, that has a window to front aspect overlooking patio, range of base and walls units, granite effect worksurfaces with complementary tiled splashback, built-in electric oven, matching 4 ring gas hob above and stainless steel cooker hood, wall mounted gas fired combi boiler serving domestic hot water and central heating, built-in fridge/freezer, plumbing for washing machine, 1½ bowl sink inset with mixer tap.

The living room has two windows overlooking the courtyarded area providing an abundance of natural light. Both bedrooms have windows front Dorset Street, and are both good sizes.

Fully Tiled White Bathroom Suite comprising pedestal wash hand basin with contemporary style mixer tap, panelled bath with twin grips, push button low level WC, extractor fan and wood effect laminate flooring.

Vehicle access is gained via Fields Oak which inturn leads to the Residents Parking with No 51B being the 1st Parking bay on the right hand side. Communal drying area to front of parking area. Further shared patio/courtyard area.

OUTGOINGS

Lease approx 974 approx years to run to which any purchaser will become a 1/6 shareholder of the freehold.

SERVICE CHARGE

£40 pcm to include Buildings Insurance. Flat owners run their own management. (Dorset St (Blfd Fm) Management Co Ltd

Entrance Hall

Kitchen 8'10" (2.69m) x 6'4" (1.93m)

Lounge 12'4" (3.76m) x 11'7" (3.53m)

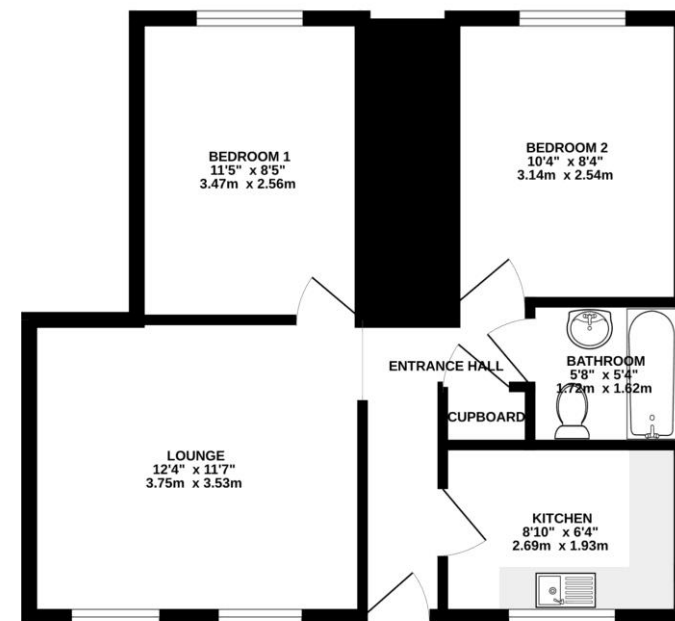
Bedroom 1 11'5" (3.48m) x 8'5" (2.57m)

Bedroom 2 10'4" (3.15m) x 8'4" (2.54m)

Bathroom

£190,000 Share of Freehold

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 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 Metropex ©2023

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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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