



Flat 1, 4 Market Place, Blandford Forum, Dorset, DT11 7EB





A well presented 1 bedroom maisonette with spacious loft room situated in the heart of the town centre. The property benefits from a shower room, gas central heating and sliding sash windows

Communal Entrance Hall - Stairs leading to first and second floors

Hallway

Living/Dining Room 15'1" (4.6m) x 14'10" (4.52m)- 2 sliding sash windows to front aspect overlooking the market place, TV point, telephone point



Kitchen 12'11" (3.94m) x 7'6" (2.29m)- Range of painted wood fronted base and wall units, work-surfaces with tiled splash-backs, stainless steel electric oven with 4 ring gas hob and extractor hood over, stainless steel single sink with drainer inset, breakfast bar, wall mounted gas boiler, radiator, sliding sash window to front aspect overlooking the market place, original wooden stair case to Loft Room,

Bedroom 13'3" (4.04m) x 11'3" (3.43m)- Sliding sash window to rear aspect, exposed beams

Shower Room - Glass shower enclosure, wash hand basin, WC, cupboard with space and plumbing for washing machine, window to front aspect



Second Floor Loft Room 23'7" (7.19m) x 11'4" (3.45m)- With dormer window to front aspect overlooking the market place, eaves storage, exposed beams

Notes - Lease - 125 Years (2017)

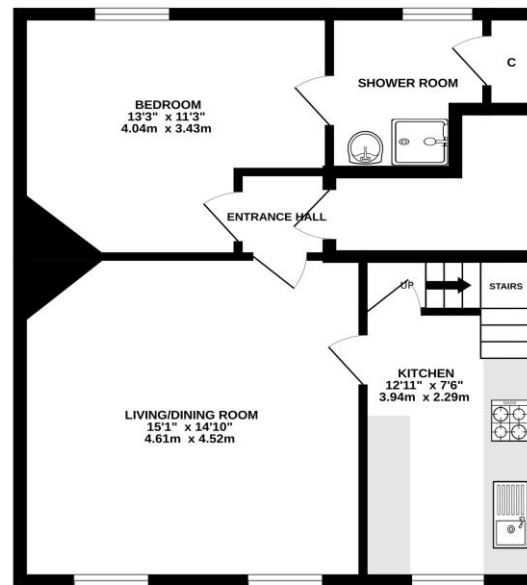
Ground Rent - £150 pa

Service Charge - TBC

£160,000 Leasehold

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

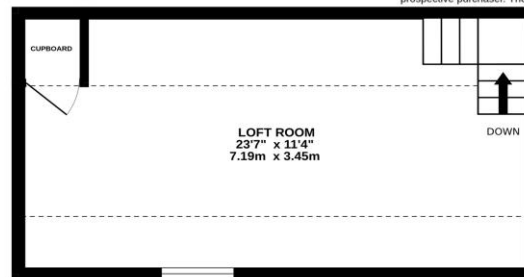
1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



FLAT 1 4 MARKET PLACE

TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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

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

Tel: 01258 459600