



1 Darcy Court, Blandford Forum, Dorset, DT11 7HJ



A two double bedroom first floor flat in the former Police Station Offices within walking distance to Town Centre amenities. The property benefits from Allocated Parking, Courtyard Garden & Gas Central Heating

Flat 1 is accessed via its own private door via through the enclosed courtyard garden. Hallway with stairs leading to the first floor accommodation The spacious living room boasts double aspect to front and side elevations.

Kitchen with beech fronted base and wall units providing cupboard and drawer storage, useful breakfast bar with fitted oven and hob, attractive curved window to rear aspect.

There are 2 double bedrooms with windows to front and rear aspects both offering plenty of space for free standing bedroom furniture, feature cast iron fire place to second bedroom

White bathroom suite with 'P' shape bath, wash hand basin and WC, window giving natural light.

Externally the property enjoys allocated courtyard parking for a couple of cars, fully enclosed garden with paved patio area and artificial grass for ease of maintenance, storage shed.

Entrance Hall

Living Room 19'11" (6.07m) x 11'6" (3.51m)

Hallway

Kitchen 11'7" (3.53m) x 10'2" (3.1m)

Bedroom 1 11'5" (3.48m) x 10'5" (3.18m)

Bedroom 2 11'11" (3.63m) x 10'2" (3.1m)

Bathroom

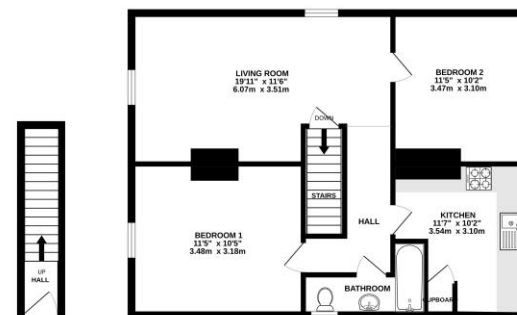
Notes - Lease - 104 Years Remaining

Ground Rent - £100 pa

Service Charge - TBC

Buildings Insurance - TBC

£200,000 Leasehold



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EPC Rating - A

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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