

76 Ryan Court, Bryanston Street, Blandford Forum, Dorset, DT11 7XE







A 2 bedroom top floor retirement flat with lift for the over 55's within walking distance to town centre amenities. The property benefits from communal gardens/lounge and laundry room.

Hallway - Airing cupboard with insulated hot water cylinder, Cupboard housing electric meter and storage space. Security door entry system.

Living Room 13'9" (4.19m) x 10'3" (3.12m)- Wall light fittings, window to front aspect, storage heater, TV aerial point, telephone point, security door entry system, emergency pull cord.

Kitchen 7'7" (2.31m) x 6'11" (2.11m)- Range of base and wall units providing cupboards and drawer storage, wor-surfaces with tiled splash-backs, stainless steel sink unit, space for electric cooker, space for fridge/freezer, emergency pull cord.

Bedroom 1 14'11" (4.55m) x 8'5" (2.57m)- Built in wardrobe with hanging rail and shelf over, window to front aspect, storage heater, wall light fittings, emergency pull cord

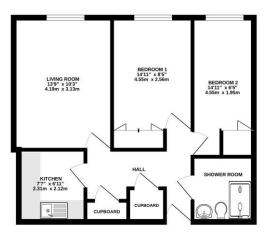
Bedroom 2 14'11" (4.55m) x 6'5" (1.96m)- Fitted wardrobe. window to front aspect, radiator, emergency pull cord

Shower Room - Tiled and fitted with suite comprising shower cubicle with electric shower, emergency pull cord. WC and wash hand basin with vanity unit, mirror over, extractor fan. radiator.

Note - 125 years from 28 February 1987 Service Charge £3,677.08 Ground Rent £218.32

£120,000 Leasehold

GROUND FLOOR 528 sq.ft. (49.1 sq.m.) approx.



TOTAL, FLOOR AREA, SLOB AGE, SLO AGE, (HA), and) approx. Who every stampf table term do to source it account of the drogsing outputted free, measurements of does, webbar, more and any short herm state generative and real more address and the start part providence packsam. The start and providence and your address and a built by any providence packsam. The start and providence and your address and a built by any and the start pack and the start packsam and the start packsam and the the start pack and the start packsam and a start pack and what with homes calls

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 - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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



Tel: 01258 459600