



12 Forum Mews, Blandford Forum, Dorset, DT11 7BD



A Beautifully Presented 3 Bedroom Apartment Situated On The 2nd Floor Enjoying Views Over The Crown Meadows. The Property Benefits From Allocated Parking, Spacious Modern Kitchen & Town Centre Location

Communal Entrance Hall - With stairs to 1st & 2nd floors, storage cupboard housing meters for the flats

Entrance Hall - Storage cupboard, access to roof space, smoke alarm

Living/Dining Room 19'1" (5.82m) x 10'10" (3.3m)- Double aspect with bay window to front and high level window to side, TV point, telephone point, wall mounted thermostat, coved and artex ceiling, square arch to Kitchen

Kitchen 10'6" (3.2m) x 9'2" (2.79m)- Double aspect to front and side enjoying views over The Crown Meadows, range of beech fronted base and wall units providing cupboard and drawer storage, work-surfaces with tiled splash-backs, stainless steel 1 1/2 bowl sink with drainer inset and mixer tap, built-in Neff double oven with 4 ring gas hob and extractor hood over, space for upright fridge/freezer, space and plumbing for washing machine & tumble dryer, wall mounted gas boiler, radiator, wood effect vinyl flooring, coved and artex ceiling

Bedroom 1 10'10" (3.3m) x 10'6" (3.2m)- High level window to side aspect, electric consumer unit, telephone point, radiator, coved and artex ceiling

Bedroom 2 12'10" (3.91m) x 6'11" (2.11m)- Window to side aspect, wardrobes to one wall, radiator, artex ceiling

Bedroom 3 9'5" (2.87m) x 7'0" (2.13m)- Window to side aspect enjoying views over The Crown Meadows, built-in cupboard, radiator, artex ceiling

Bathroom - White suite comprising 'P shaped' panelled bath with curved glass shower screen and side mounted taps, fitted shower over, pedestal wash hand basin with mirror over, low level WC, generously tiled splash-backs, extractor fan, wood effect vinyl flooring, artex ceiling

Outside - Allocated parking space to the side of the property with 'Visitors parking' available close by

Shared Ground Floor Storage Room - Useful storage cupboard shared between the 3 flats

Notes - Share Of Freehold

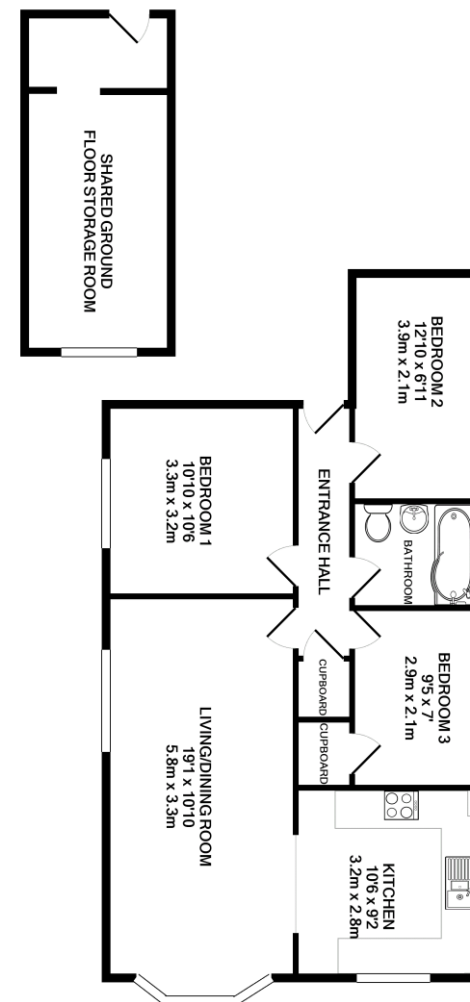
999 Year Lease from 1st January 1994

Service Charge/Buildings Insurance - £150.00 per annum

Maintenance on a As and When with a 1/3 share of work

£205,000 Share of Freehold

TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, misstatement, this plan is not to be used as a basis for any contract and should be used as such by any prospective purchaser. The service provided is for information only and is not to be relied upon and no guarantee as to their operability or efficiency can be given.
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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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