



Flat 16, Ryan Court, White Cliff Mill Street, Blandford Forum, Dorset, DT11 7DQ





## A 1 Bedroom Ground Floor Retirement Flat Conveniently Located Within A Short Walk To Town Centre Amenities.

**Entrance Hall** - Built-in cupboard housing hot water tanks, telephone point, coved & artex ceiling

**Living/Dining Room 15'8" (4.78m) x 10'4" (3.15m)**- Double glazed windows to rear aspect, TV point, electric heater, security entry phone, emergency pull cord, coved & artex ceiling

**Kitchen 6'9" (2.06m) x 5'10" (1.78m)**- Range of white base and wall units providing cupboard and drawer storage, curved work-surfaces with tiled splash-backs, ceramic single sink with drainer inset, built-in Neff fridge, freezer and slim line dishwasher, eye level electric oven, 4 ring electric hob, extractor fan, vinyl floor covering, coved & artex ceiling

**Bedroom 12'1" (3.68m) x 8'9" (2.67m)**- Double glazed window to rear aspect, electric heater, emergency pull cord intercom, built-in double wardrobe, wall safe, TV point, coved & artex ceiling

**Shower Room** - White suite comprising corner shower enclosure with mains shower, low level WC, wash hand basin with cupboard storage, tiled splash-backs, extractor fan, heated towel rail, vinyl flooring, coved & artex ceiling

**Outside** - Communal Gardens and casual Resident Parking

**Notes** - Remainder of a 125 year lease (1987)

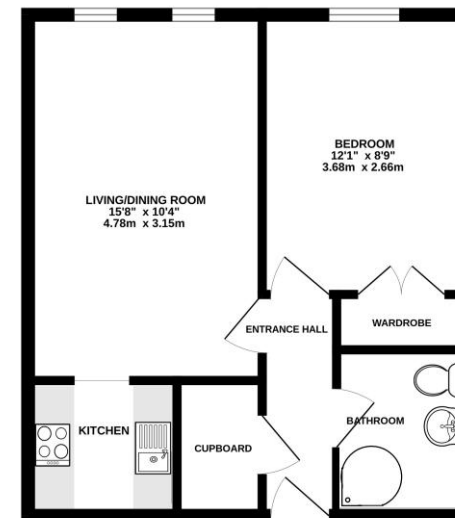
Ground Rent - £218.32 per annum

Service Charge - approx £2,909 per annum

(includes maintenance of communal building & grounds, laundry/lounge facilities, window cleaning, house manager, water rates, buildings insurance)

# £75,000 Leasehold

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of detail, materials, fixtures 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan (2004)

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 - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600

**Forum**  
Sales & Lettings