

**The Estate Office, Brook Hall, Evercreech, BA4 6DP**  
**Telephone (01749) 343 111**  
**e-mail: joanna@simonheal.co.uk**

**10 RAILWAYS END, OAKFIELD STREET**  
**BLANDFORD FORUM, DT11 7EX**



**FOR SALE £165,000**

Simon Heal Estate Agents have the pleasure in presenting this very exclusive top floor apartment positioned walking distance to town centre. 10 Railways End forms a part of a luxury development in Oakfield Street, which is now completely ready. The property briefly comprises open plan kitchen/lounge, 2 double bedrooms and 2 shower rooms.

**READY IMMEDIATELY, NO CHAIN**

Front door into:

**ENTRANCE HALL**

radiator, door entry system, smoke alarm, thermostat control, storage cupboard, doors into:

**OPEN PLAN LIVING ROOM/KITCHEN**

**18'1 x 16'9 (irregular shape)**

2 double glazed windows to rear, TV connections, 2 radiators, smoke alarm, wall and base charcoal grey gloss-finish kitchen units with tiled splashbacks and worktops, stainless steel sink with a mixer tap, integrated appliances (fridge-freezer, electric oven, dishwasher, washing machine and gas hob), stainless steel cooker hood.



**BEDROOM 1 11'2 x 8'8**

Double glazed window to rear, radiator, smoke alarm, TV point, door into:

**ES SUITE SHOWER ROOM 4'8 x 4'8**

Shower cubicle with mains shower, low level WC, washbasin with vanity unit, extractor fan, heated towel rail, wall light/shaver point, extractor fan, storage space.



**BEDROOM 2 10'2 x 8'2**

Double glazed window to rear, TV point, smoke alarm, radiator.



**SHOWER ROOM 5'5 x 7'11**

White modern suite, double shower cubicle with mains shower, wash basin with vanity unit and WC with concealed cistern, extractor fan, heated towel rail, wall light/shaver point.

**Agent Note**

Viewing is strictly via Simon Heal Estate Agents on 01749343111.

All sizes are approximate, EPC=B

Lease: 999 years from 2018 or 2019

Service charges: £739.09 p.a

Ground rent: fixed £250 per annum

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that a director of the selling agent firm is related to the Seller.