



**CHAFFERS**  
ESTATE AGENTS



## Cookswell

Blandford Forum, DT11 0QZ

A Contemporary, light and airy apartment located in the sought after village of Shillingstone, Dorset. Located within a short distance of the village amenities this apartment offers stylish contemporary living throughout and has the huge benefit of Allocated parking. EPC Rating - D

**Guide Price £116,000 Leasehold**

Council Tax Band: A

# Cookswell

Blandford Forum, DT11 0QZ



- Modern Apartment
- Very Well Presented Throughout
- Fully Fitted Kitchen
- Allocated Parking
- Double Glazing
- Light and Airy Apartment
- Great Village Location
- Character Features

## DESCRIPTION

The apartment is accessed via the rear of the block and the stairway leads to the entrance communal hallway. The property can be accessed towards the end of the hallway. The apartment is entered into a spacious hallway with all principle rooms leading off. Immediately on your left is a useful storage cupboard which houses the electric meter.

The Bedroom is a good space which offers a side aspect window, allowing for plenty of natural light, radiator, power and TV point. Leading back into the hallway the bathroom is on your left hand side. The bathroom is a very stylish/contemporary bathroom consisting of hand wash basin, low level push button W/C, shower over bath and the room has been finished with an attractive grey floor and wall tiles finishing off the contemporary look.

The open plan living area consists of a very well

proportioned lounge/diner and kitchen, with a rear aspect window allowing natural light into the lounge and side aspect window for the dining/kitchen space.

The fully fitted kitchen, comprises both wall and base units with a contemporary, white, high gloss finish, there is an integral fridge freezer and Lamona oven. Electric hob with stainless steel extraction hood above. The open plan space has a modern grey laminate flooring giving the apartment a very modern feel.

## LOCATION:

Shillingstone is an ever popular and attractive village in the centre of the Dorset countryside. It has good commuting opportunities for Blandford, Shaftesbury and Sturminster Newton. The village benefits from a Shabby Chic Boutique, a Tea Room, Co-Op Supermarket, a Garage, an Inn, Church, Primary School and good bus links to Blandford (6 miles) and Sturminster Newton (4

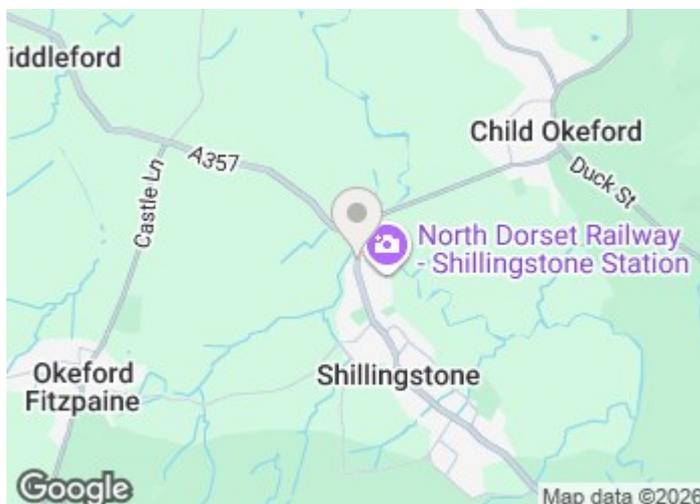
miles). Shillingstone also has its own railway restoration project and is at the heart of the Trailway – a wonderful cycling and walking network which allows you to explore the heart of the Blackmore Vale.

## ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.  
Council Authority: Dorset Council ~ Council Tax Band: A

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D  
Tenure: Leasehold 125 years from 2018



## Directions



**Floor Plan: Not to scale ~ For identification purposes only.**

**Ground Floor**

Approx. 46.8 sq. metres (503.8 sq. feet)



**Total area: approx. 46.8 sq. metres (503.8 sq. feet)**

Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	56
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	