



**COOKSWELL,
BLANDFORD FORUM, DT11 0QZ**

**£116,000
LEASEHOLD**

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



COOKSWELL

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

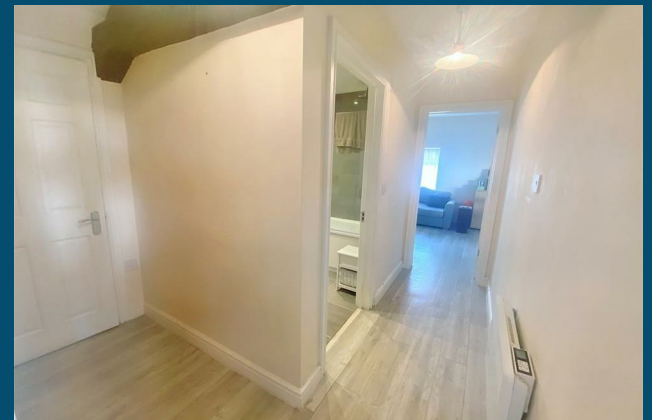


cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

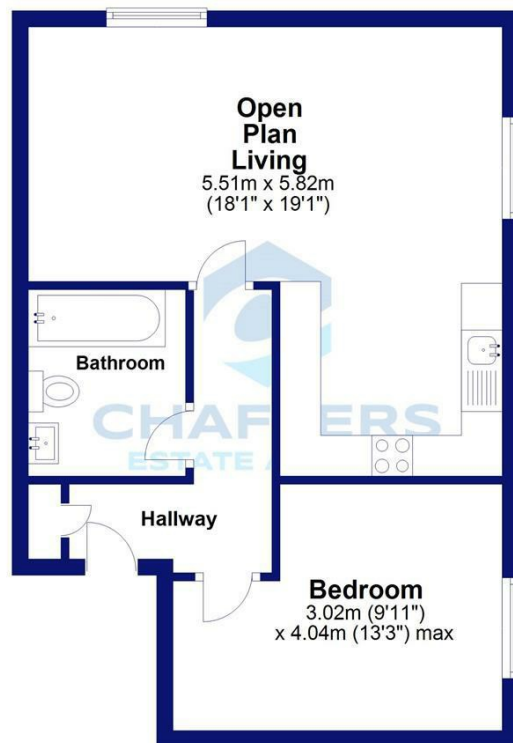
Tenure: Leasehold 125 years from 2018

COOKSWELL



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.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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