



Flat 11, Salisbury Heights, Salisbury Road, Blandford Forum, Dorset, DT11 7QH



A Supremely Presented 2 Bedroom First Floor Apartment Offering Open Plan Living Within Walking Distance To The Town Centre. The Property Benefits From Allocated Parking, Kitchen With Built-In Appliances & No Forward Chain

Communal Entrance - Door to front, stairs to first floor

Entrance Hall - Solid wood door to front, cupboard housing electric consumer unit, thermostat for central heating, security entry phone, radiator, coved and smooth set ceiling with recessed lighting, smoke alarm

Kitchen/Living Room 20'10" (6.35m) x 13'0" (3.96m)- Kitchen Area

A range of black and white gloss base and wall units providing cupboard and drawer units, curved work-surface with matching upstand and tiled splash-backs, stainless steel single sink with drainer inset and waste disposal unit, integrated fridge/freezer, slim line dishwasher and microwave, stainless steel electric oven with 4 ring ceramic hob over, stainless steel back-splash and extractor hood, vinyl flooring, sliding sash window to side aspect, radiator, coved and smooth set ceiling with recessed lighting

Living Area

Sliding sash window to side aspect, TV point, telephone point, radiator, coved and smooth set ceiling

Bedroom 1 9'4" (2.84m) x 11'1" (3.38m)- 2 sliding sash windows to side aspect, built-in wardrobe with mirrored sliding doors, TV point, telephone point, radiator, coved and smooth set ceiling

Bedroom 2 9'5" (2.87m) x 9'4" (2.84m)- Sliding sash window to side aspect, built-in wardrobe with mirrored doors, cupboard housing electric boiler and hot water tank, radiator, coved and smooth set ceiling

Bathroom - White suite comprising 'P' shaped panelled bath with mixer tap and Mira Sport electric shower over, pedestal wash hand basin with mirror with light over, shaver point, low level WC, tiled splash-backs, Integrated washer/dryer, shelving with work-surface over, mirrored cabinet, heated towel rail, vinyl flooring, coved and smooth set ceiling with recessed lighting, extractor fan

Outside - Allocated parking space, communal bin store and bike area

Agents Note - Lease Info -

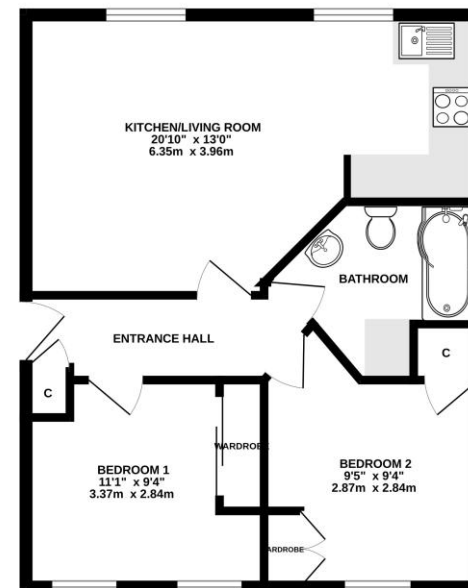
Service Charges: £578.03 P.A.

Ground Rent: £250 P.A.

Lease: 125 years from 2007

£182,500 Leasehold

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, rooms, areas 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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EPC Rating - C

