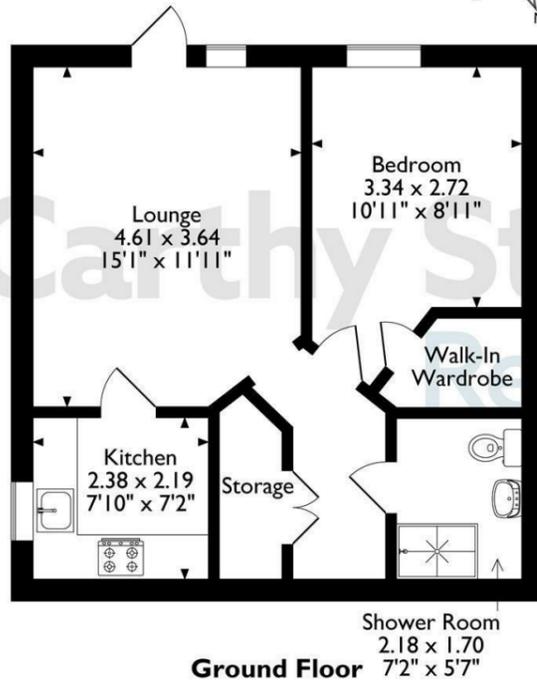
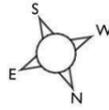


12 Stour Gate, Barley Place, Blandford St. Mary, Blandford Forum  
 Approximate Gross Internal Area  
 46 Sq M/495 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>82</b>               | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**12 Stour Gate**

Barley Place, Blandford Forum, DT11 9GN



**Asking price £265,000 Leasehold**

This stylish one-bedroom apartment offers modern living in a bright and airy space. The kitchen, dining, and living areas are designed for both comfort and functionality, with glazed doors that flood the space with natural light. A beautiful private terrace leads from the spacious living room.

**Call us on 0345 556 4104 to find out more.**

# Barley Place, Blandford St. Mary, Blandford Forum

1 bed | £265,000

## Stour Gate

Exclusive to the over 60s, this retirement development consists of 45 one or two-bedroom apartments conveniently tucked away in a peaceful location close to the banks of the river Stour in historic Blandford St. Mary, Dorset, on the site of the old brewery. The apartments to the rear of the development overlook the beautiful Green Flag awarded Stour Meadows.

Easy independent living for the over 60s

All our retirement property is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

This apartment benefits from a private patio area and offers access to attractive communal spaces including the beautiful lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs. Parking is available and well-behaved pets are welcome too.

## Entrance Hall

A welcoming entrance hall with doors leading to a utility cupboard, living / dining area, Shower room and bedroom.

## Living Area

A bright and spacious living area benefitting from being dual aspect and letting in natural light, a double glazed door leads out onto a private patio area and a further door leads to the kitchen area. Plug sockets that are just a bit higher to reduce kneeling and bending.

## Kitchen

Fully fitted kitchens with appliances including waist-height ovens so there's less bending with heavy dishes, a window over the sink area provides natural light.

## Bedroom

A bright and spacious double bedroom benefitting from a walk in wardrobe.

## Shower Room

Beautiful contemporary design with sleek fixtures and fittings, Flooring with low slip potential, Walk in shower with a low profile shower tray for easy access, Slightly raised 'comfort height' toilets for ease of use.

## Service Charge

Your service charge covers the services and amenities you enjoy at this development for a safe, comfortable, sociable and happy retirement. It includes things like wages for your on-site team, security systems and keeping communal spaces and gardens spick and span—and it's all provided at cost price.

What is included in the service charge - Electricity, heating and lighting (communal areas)

Maintenance of building and gardens  
Development staff  
Professional Fees  
Water and sewage (communal areas and apartments)  
Building insurance  
Future maintenance fund  
Emergency call system

The service charge is £3,289.31 per year for financial year ending in February 2027, it is reviewed Annually.

## Parking

A parking space is not included with this apartment.

## Additional Information and Services

Super fast broadband available  
Digital personal alarms connected to emergency assistance 24/7  
Integrated fire and intruder alert systems  
Integrated ultra efficient heating, water heating and heat recovery units  
Super insulation so the property is warm in winter and cool in summer – while saving you money on energy bills  
An on-site House Manager to support you with any queries and concerns during office hours.

