

Connells

Market Place
Blandford Forum

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Blandford Forum DT11 7EB

for sale
£79,000







Property Description

This well-presented one-bedroom apartment enjoys a prime town-centre location while remaining within easy reach of scenic countryside walks. Bright and spacious throughout, the property benefits from a recently fitted bathroom, a modern kitchen, and a generous double bedroom. Offering a blend of convenience and comfort, this apartment is ideal for first-time buyers, investors, or those seeking a low-maintenance home close to local amenities.

Agents Note: We are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Communal Entrance Hallway

Secure entry system, stairs to 3rd floor.

Entrance Hall

Front door to small inner lobby with shelving.

Lounge

13' 8" x 12' 6" (4.17m x 3.81m)
Double glazed rear aspect window, television aerial socket, telephone point, door to outside roof space (not a secured space), radiator.

Kitchen

12' 8" x 11' 9" (3.86m x 3.58m)
Double glazed rear aspect window, good range of wall and base units, space for fridge/freezer, space and plumbing for dishwasher, space for microwave in cupboard unit, free standing gas cooker with extractor over, black resin sink.

Bedroom

11' 5" x 9' 8" (3.48m x 2.95m)
Double glazed rear aspect window, radiator.

Bathroom

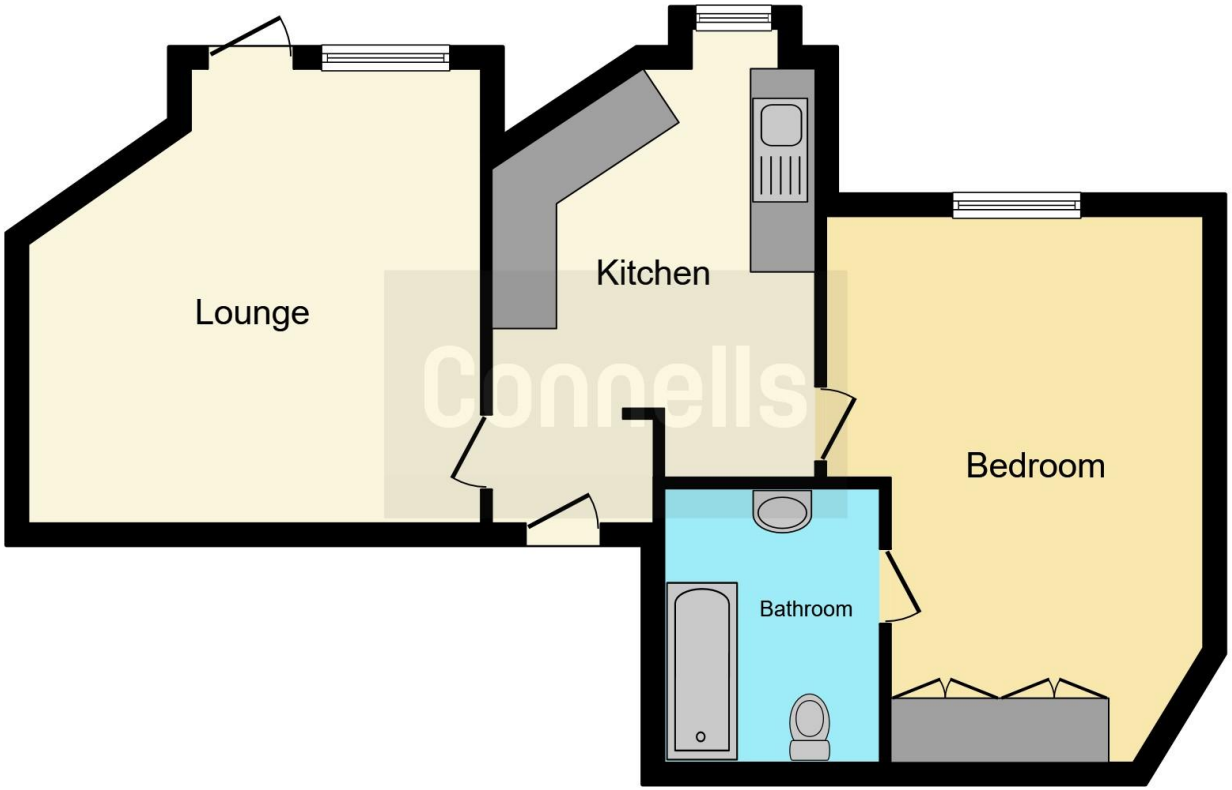
Spa bath with mixer taps and wall mounted rainfall shower, low level wc, wash hand basin inset vanity unit, radiator, tiled walls, space and plumbing for washing machine.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01258 452 327
E blandfordforum@connells.co.uk

20 Salisbury Street
BLANDFORD FORUM DT11 7AR

EPC Rating: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BLF306582

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.