



Flat 3, Ryan Court, White Cliff Mill Street, Blandford Forum, Dorset, DT11 7DQ



**NO FORWARD CHAIN - OPEN TO OFFERS - One bedroom ground floor retirement flat in a modern purpose-built development, offered unfurnished and ready to personalise, within easy reach of Blandford Forum town centre and its amenities.**

**Hallway** - Central hallway giving access to all rooms, with airing/utility cupboard providing useful storage and housing services, and further cupboard space.

**Lounge 15'6" (4.72m) x 10'5" (3.17m)**- Generous main living space with wide front window overlooking the street, electric storage heater, providing ample room for both seating and dining furniture.

**Bedroom 11'11" (3.63m) x 8'9" (2.67m)**- Well-proportioned double bedroom with window to front, electric heater and access to a built-in wardrobe cupboard for useful hanging and shelf storage.

**Kitchen 6'9" (2.06m) x 5'9" (1.75m)**- Separate galley-style kitchen fitted with a range of traditional wall and base units, worktops with tiled splashbacks, inset sink, electric hob and oven, space for additional appliance.

**Bathroom** - Internal bathroom with panelled bath and shower over, pedestal wash basin and WC, part-tiled walls, mirror and emergency pull-cord, offering scope for updating to personal taste.

**Service Charge/Lease Details** - Remainder of a 125 year lease (1987)

Ground Rent - £218.32 per annum

Service Charge - approx £2,909 per annum

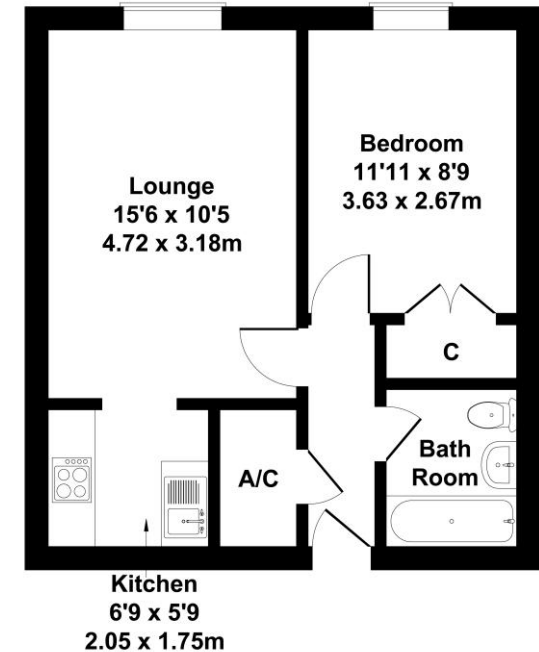
(includes maintenance of communal building & grounds, laundry/lounge facilities, window cleaning, house manager, water rates, buildings insurance)



**£60,000 Leasehold**

### 3 Ryan Court

Approximate Gross Internal Area  
431 sq ft - 40 sq m



#### GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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