





### Property Description

Just a short walk from the heart of the historic market town of Blandford Forum is Ryan Court an attractive purpose built building for the over 55's. The building facilities include a communal lounge for residents and a shared laundry room, the property has well maintained communal grounds and residents parking on a first come first served basis. The apartment offers electric night storage heating throughout, Entrance hallway, separate rear aspect lounge/dining area, modern kitchen, shower room with WC, one double bedroom with built in wardrobes.

### Entrance Hallway

Deep fitted cupboard housing hot water cylinder.

### Lounge/Dining Area

15' 8" x 10' 4" ( 4.78m x 3.15m )

Rear aspect window, night storage heater, emergency pull cord.

### Kitchen

12' 1" x 8' 9" ( 3.68m x 2.67m )

Window to rear aspect, Fitted with a range of base and eye level units with work surfaces above. Built in electric oven and hob.

### Bedroom

12' 1" x 8' 9" ( 3.68m x 2.67m )

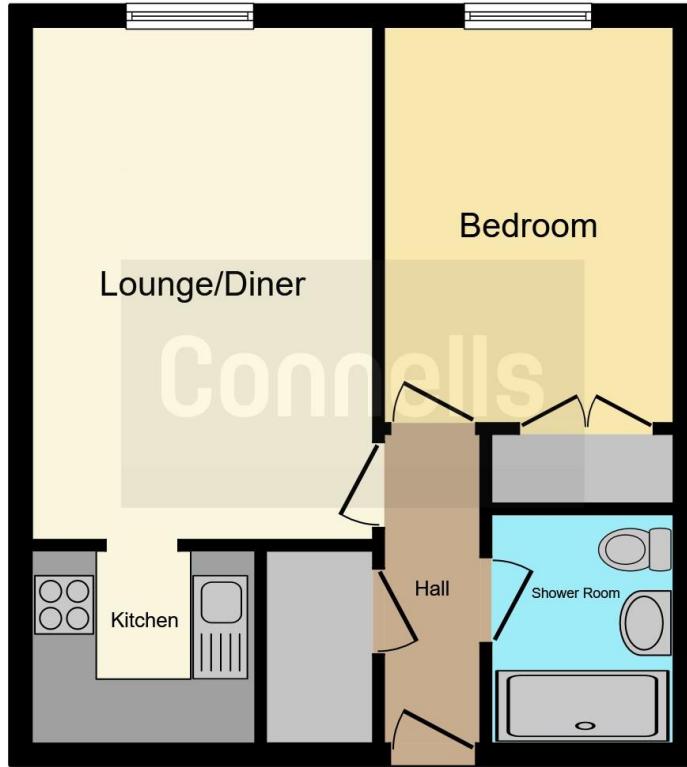
Window to rear aspect, night storage heater, emergency pull cord, wall safe.



## Key Features

- One Bedroom 1st Floor apartment
- Lounge/dining room
- Kitchen
- Walk in shower room
- Residents lounge
- Shared laundry room
- Parking
- Maintained grounds





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/BLF306381](http://connells.co.uk/Property/BLF306381)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 2600.00

Ground Rent:  
 118.32

Tenure: Leasehold



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.

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Property Ref: BLF306381 - 0015

