



43 Ryan Court, Blandford Forum, Dorset, DT11 7DQ



***NO FORWARD CHAIN* A one bedroom second floor retirement flat situated close to the town centre.**

Ryan Court is a purpose built block of retirement flats for the over 55's situated a short distance from our office..

Features include:-

Security Entrance Phone
Emergency Intercom
Electric Heating
UPVC Double Glazed Windows
Includes all Fitted Carpets
Close to Town Centre amenities

Door with spy hole to:-

Entrance hall: With deep fitted cupboard housing hot water tank.

Shower room: Pedestal wash hand basin, WC, double length shower cubicle with electric shower, extractor fan.

Bedroom: With built-in wardrobe, night storage heater, window to rear aspect, TV point, emergency pull cord.

Lounge: Window to rear aspect, TV point, security entrance phone and emergency intercom, night storage heater, emergency pull cord.

Kitchen: Comprising a range of base and wall units, electric oven with 4 ring hob and extractor fan above, stainless steel single drainer sink unit, space for upright fridge freezer.

OUTSIDE

Communal gardens and residents parking.

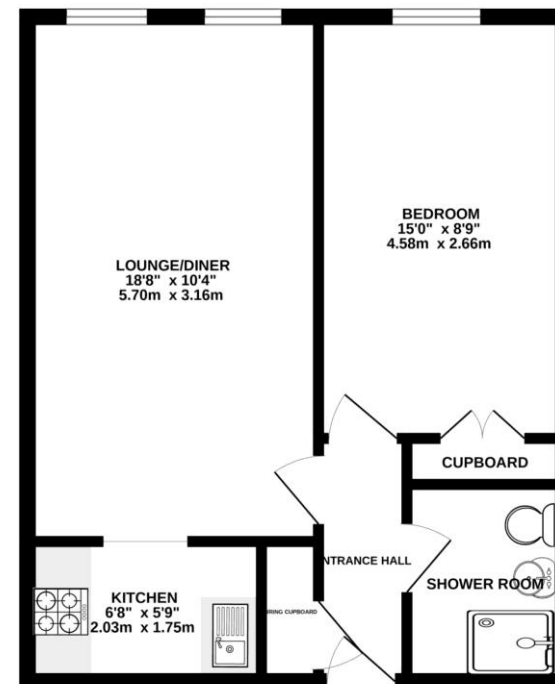
LEASE - 28/2/1987 125 years lease.

SERVICE CHARGE - £2740.00

GROUND RENT - £109.16

£60,000 Freehold

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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EPC Rating -

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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