



**Connells**

Ryan Court White Cliff Mill Street  
Blandford Forum



### 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

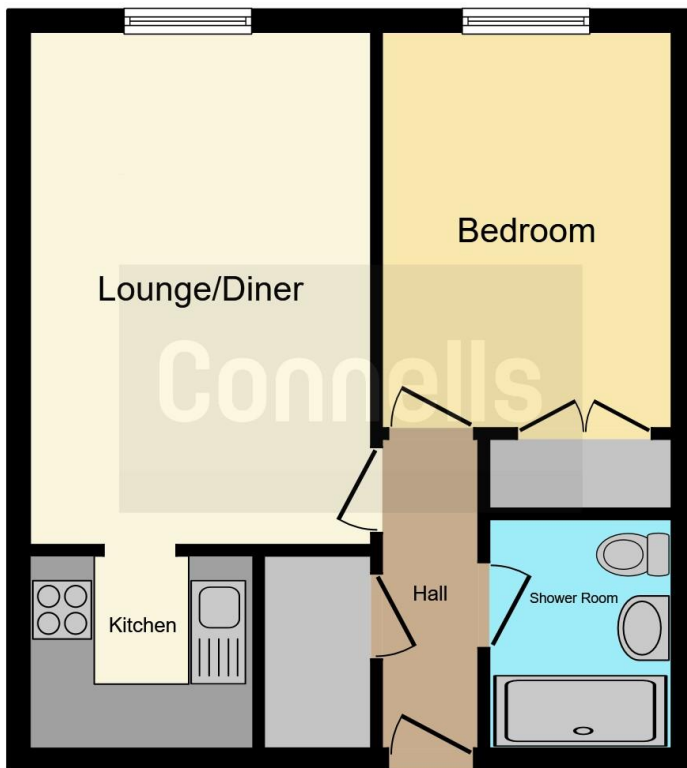
Window to rear aspect, fitted with a range of base and eye level units with work surfaces above. Built in electric oven and hob.

## Bedroom

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

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





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)

To view this property please contact Connells on

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 BLANDFORD FORUM DT11 7AR

**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.

**directions to this property:**

From Connells Blandford office head North on Salisbury Street/ B3082 towards Anchor Gateway. Turn left into Whitecliff Mill Street, take the next left onto Eagle House Gardens, then turn left to stay on Eagle House Gardens. Turn slightly to the left and into Ryan Court.

EPC Rating: C	Council Tax Band: B	Service Charge: 2600.00	Ground Rent: 118.32	Tenure: Leasehold
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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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