


Connells

2a Salisbury Street
BLANDFORD FORUM

# 2a Salisbury Street
# BLANDFORD FORUM DT11 7AR

for sale
**£137,500**







## Property Description

A unique, characterful and very well-presented two bedroom, second floor flat in a listed building in the heart of historic Georgian town of Blandford Forum. The flat is conveniently located for the shops weekly markets, cafes, pubs and riverside walks. Close by is the wonderfully refurbished Corn Exchange which frequently offers a range of events and entertainment. From the Market Place there are bus services to Poole, Shaftesbury and Dorchester. Blandford has good road connections to all parts of this beautiful county including the stunning coast in striking distance.

## Communal Hallway

Front door from street to communal hallway serving both properties by way of a staircase to first floor flat front door and to second floor flat front door.

## Flat 2a Entrance Hall/Landing

Front door leads into a spacious hallway with potential as an office space. Staircase to a split-level landing, off which there are doors to living / dining room, bedrooms one and two. There are also two storage cupboards. Smoke detector.

## Living/Dining Room

A West-facing window overlooking Salisbury Street. Doors to kitchen and to bathroom. A cupboard with pressurised hot water cylinder.

## Kitchen

Wall and floor fitted units, worktops with tiled splashbacks,
built-in oven, hob and hood, Bosch washing machine,
space for fridge freezer, inset sink with mixer tap, tiled floor.

## Bathroom

White suite comprising panelled bath with mixer tap and shower over with glass shower panel. Close-couple WC and wash hand basin. Shaver point, heated towel rail. East-facing frosted window.

## Bedroom One

Located at the far end of the property and up seven steps. Double aspect with windows facing West over Salisbury Street and North over the rear of the building. Built-in wardrobe.

## Bedroom Two

West-facing window overlooking Salisbury Street.

## 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.







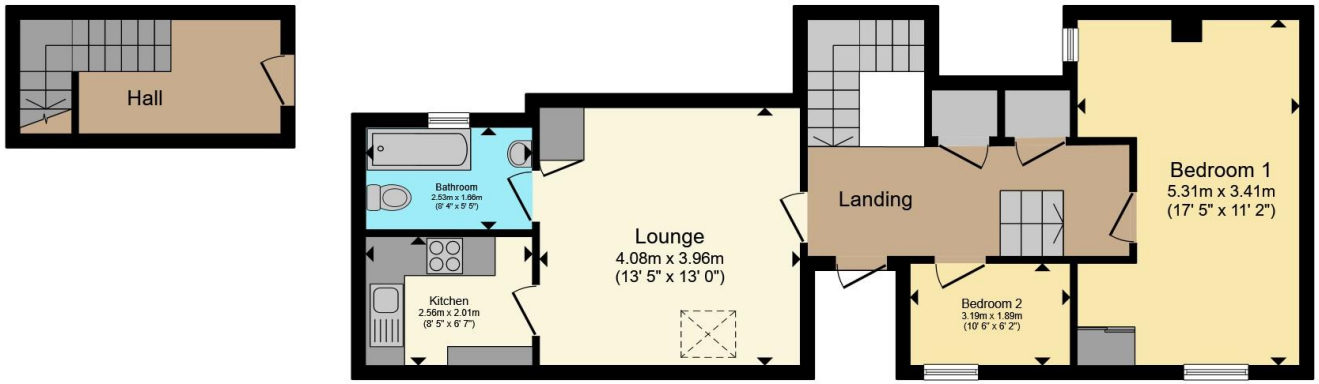









OPTICIANS
scrivens
HEARING CARE




**Ground Floor** **First Floor**

Total floor area 67.7 m² (729 sq.ft.) approx

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.propertybox.io

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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: G

Council Tax Band: A

Service Charge: 250.00

Ground Rent: 125.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/BLF306624**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.