Connells

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for sale

offers in the region of **£65,000**



Ryan Court White Cliff Mill Street BLANDFORD FORUM DT11 7DQ

Ryan Court is a centrally located retirement development for over-55s, near hops and amenities. Located on the Ground Floor with Reception, Kitchen, Bedroom and Shower Room.



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Entrance Hall

The apartment is located on the Ground Floor of the building with Entrance Door Leading in to the Entrance hall. Doors to Reception Room, Bedroom and Shower Room. Large Hall way cupboard with water heater and fuse box.

Reception Room

Bright Reception room Double Glazed Window with views over the street with day life passing by. Efficient electric wall heater. Access to the Kitchen.

Kitchen

Range of Wood effect Cupboard and draw fronts and contrasting work tops, inset sink with mixer taps. Inset electric hob and oven with extractor hood over. Under counter fridge and freezer.







Bedroom

Good sized double bedroom with Double Glazed window to White Mill Street. Wall mounted heater. Built In Double Wardrobe.

Bathroom

Modern white suite with close coupled Wc and pedestal wash hand basin. Panel Bath with electric shower over and thermostatic shower controls and shower screen. The bath is also fitted with a bath assist unit making entering easier. Half tiled walls.

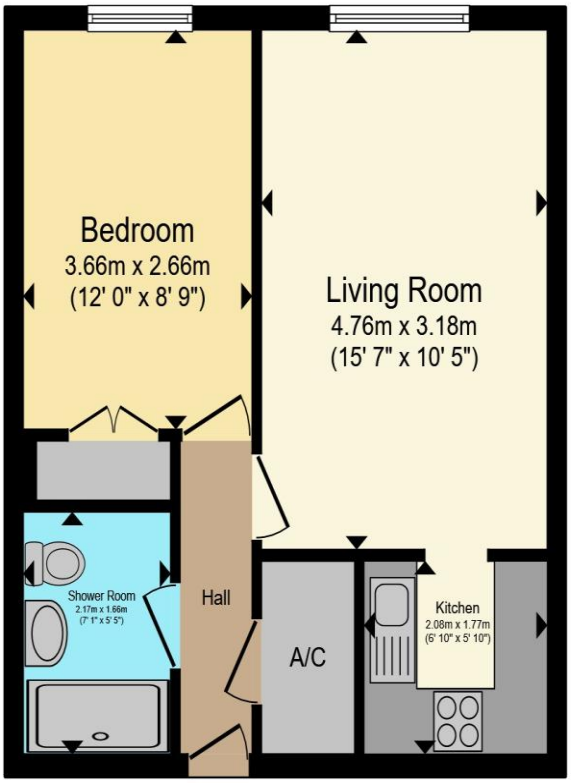
Gardens And Parking

The building has excellent communal areas which include the gardens, large parking facilities on a first come first served basis, communal lounge and community room, outside tables and chairs and a communal laundry room with washing machines and tumble dryers.

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.





Total floor area 39.4 m² (424 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





To view this property please contact Connells on

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20 Salisbury Street
BLANDFORD FORUM DT11 7AR

Property Ref: BLF306565 - 0013

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3000.00

Ground Rent: 218.32

view this property online
connells.co.uk/Property/BLF306565

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.

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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