



Connells

Salisbury Heights Salisbury Road
BLANDFORD FORUM



Property Description

This lovely and stylish two bedroom ground floor apartment is situated within easy reach of Blandford Town centre and benefits from its own front door and small front garden as well as allocated parking.

Internally the living space is mostly open-plan giving the sense of space with Kitchen one end and a useful Study/home office area to the opposite end, with a large bathroom and two good sized bedrooms it is an ideal starter home or second home.

Facilities:

About 50m from the property are a number of local shops including a CoOp Supermarket with further shops, pubs restaurants and facilities in Blandford central which is roughly a 7 minute walk from the property. Excellent schools both state and private are within a short drive.

Leisure:

The apartment is also well positioned for those wanting to explore the countryside, with the North Dorset Trail close by for walking or cycling, as well as numerous other local villages with trails and pubs to explore. Races at Salisbury and waterspouts at Poole and Weymouth all with 30/45 minutes car travel.

History:

Salisbury Road has a history that dates back to its establishment as a crossing point for the Stour River over 1000 years ago. In Salisbury Road the Royal Naval Division base in was established in 1914 and a German PoW camp and US Army hospitals located there, more recently the location of the council and other public offices.

Front Garden

Small but useful front garden running the width of the property, which is enclosed with a brick and rail retaining wall, paved and allows easy and safe access into the apartment.

Office/Dining Area

Entrance door opening onto the open plan study/work from home area with large cupboard.



Open Plan Reception Room

22' 3" extending to x 14' 9" (6.78m extending to x 4.50m)

Central part of the living space with large double glazed bay window to front. Access to open plan kitchen, door to inner hall.

Kitchen Area

Custom fitted kitchen with a range of modern units with a stainless steel sink and drainer, built in electric oven and hob with cooker-hood above, integral dishwasher, microwave and space for a fridge/freezer.

Bedroom One

10' 5" x 10' 2" (3.17m x 3.10m)

Good sized Double Bedroom with double glazed window to rear overlooking communal areas. Radiator.

Bedroom Two

9' 6" x 7' 4" (2.90m x 2.24m)

Good sized second bedroom with double glazed window to rear.

Bathroom/WC

7' 2" x 5' 5" (2.18m x 1.65m)

Large Bathroom with modern white suite, bath with mixer taps with shower attachment and glass shower screen. Pedestal wash hand basin. Low level WC. There is a useful utility area with plumbing for washing machine

Parking

Allocated parking within the residence parking area to the rear of the property.





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

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: C Council Tax
 Band: B

Service Charge: 918.93 Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BLF306326

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLF306326 - 0007

