

**Flat 52 Ryan Court,
White Cliff Mill Street, Blandford Forum
DT11 7DQ**

**£70,000
Leasehold**



A one bedroom second floor flat for over-55s situated in a warden assisted block in the centre of the popular market town of Blandford Forum. This apartment benefits from uPVC double glazing, 24 hour on-call emergency line provided via Carelink, lift to all floors and easy access to the shops and amenities in the centre of town. No forward chain

FRONT DOOR Leads through into:

ENTRANCE HALL Ceiling light, coved ceiling, telephone connection point, airing cupboard housing cold water storage tank along with pre-insulated hot water tank with fitted immersion, slatted shelving, consumer unit, single ceiling light point, door leads through into:

LOUNGE/DINER 15' 8" x 10' 4" (4.78m x 3.15m) UPVC double glazed window to rear aspect, ceiling light point, coved ceiling, night storage heater, telephone point, TV aerial point, emergency call out button, archway through into:

KITCHEN 6' 9" x 5' 9" (2.06m x 1.75m) Single ceiling light point, extractor fan, range of fitted wall and base units with roll top work surface, stainless steel sink with drainer, four ring electric hob with electric oven under and extractor fan over, vinyl flooring

BEDROOM 12' 1" x 8' 9" (3.68m x 2.67m) UPVC double glazed window to rear aspect, ceiling light point, coving, built in wardrobe, small safe fitted to wall, wall mounted storage heater, emergency pull cord

BATHROOM Suite comprising panelled bath with wall mounted Triton electric shower and separate hot and cold taps, pedestal wash hand basin with separate taps, low level WC, wall mounted storage unit, wall mounted heater, extractor fan, part tiled walls, shower curtain, vinyl flooring, access to loft, ceiling light and coved ceiling

OUTSIDE Communal permit parking area

LEASE INFORMATION We understand that the property is held on a 125 year lease from 28th February 1987.

GROUND RENT We understand that the Ground Rent is £219.22 p.a.

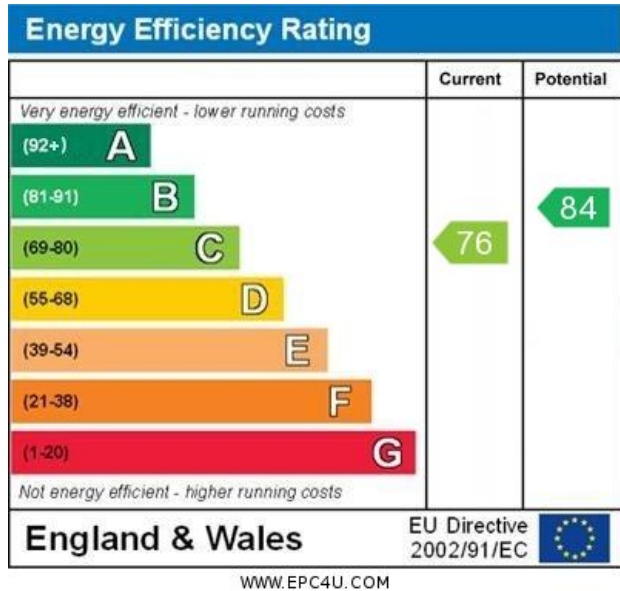
MAINTENANCE CHARGE We understand that the service charge is £2,276.50 p.a.

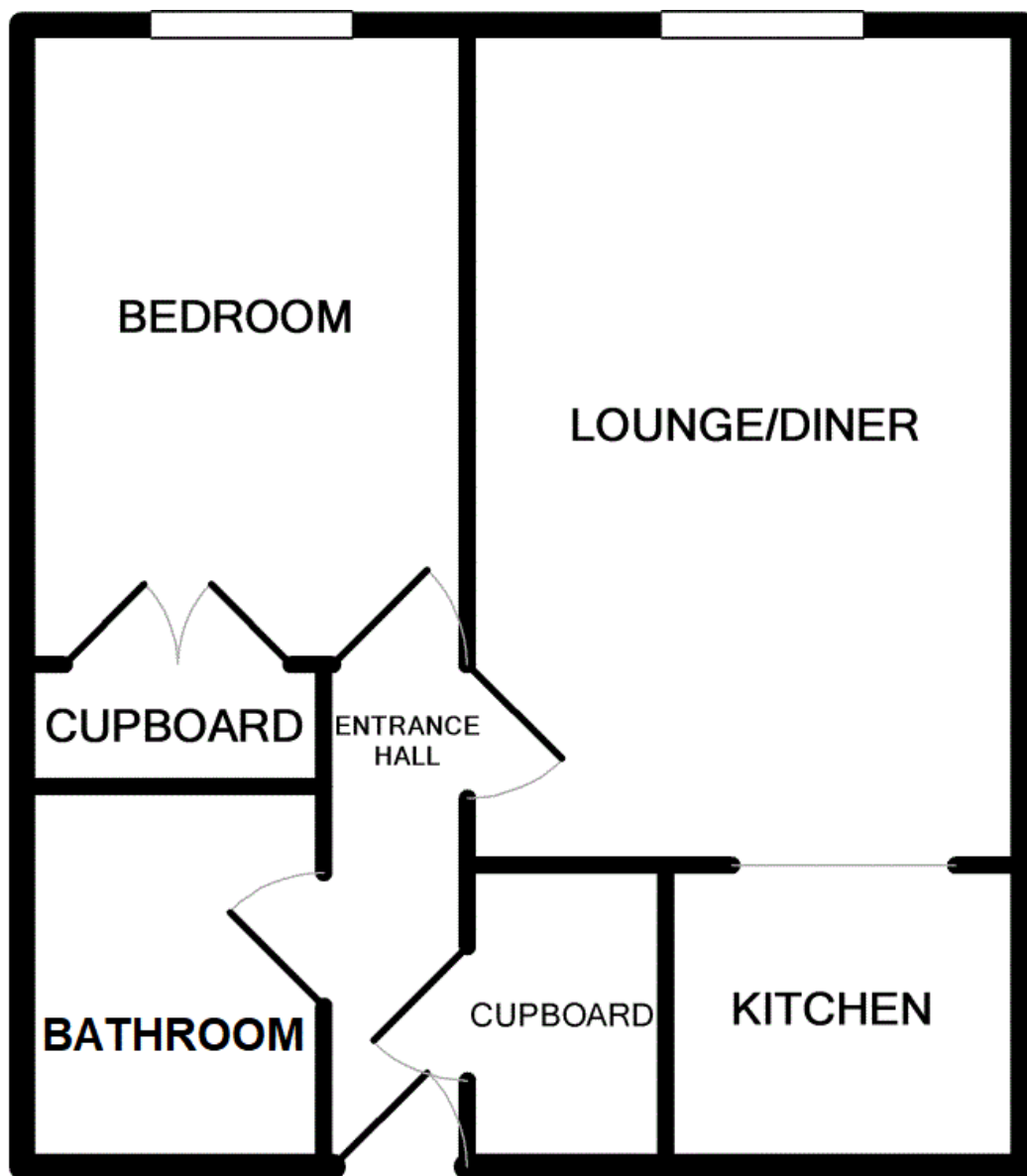
COUNCIL TAX BAND 'B' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 14757





Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk