



Flat 4, 20 Market Place, Blandford Forum, Dorset, DT11 7EB



**A Spacious 1 Bedroom Second Floor Apartment Situated Within The Heart Of The Town Centre. The Property Benefits From Allocated Parking, Electric Heating & No Forward Chain**

**Communal Hallway** - Solid wooden door to front, stairs to all floors

**Entrance Hall** - Solid wooden door to flat, wall mounted electric consumer unit, security entry phone, exposed wooden decorative panel

**Living Room 13'6" (4.11m) x 10'11" (3.33m)**- Original sliding sash window with secondary glazed unit to front aspect, TV point telephone point, exposed wooden decorative panelling, electric heater

**Kitchen/Breakfast Room 13'8" (4.17m) x 12'11" (3.94m)**- Range of painted wood fronted base and wall units providing cupboard and drawer storage, curved work-surfaces with tiled splash-backs, stainless steel single sink with drainer inset and mixer tap, stainless steel electric oven with 4 ring ceramic hob above, space and plumbing for washing machine, space for fridge freezer, cupboard housing hot water cylinder, original sliding sash window with secondary glazed unit to front aspect, electric heater, wooden effect vinyl flooring

**Bedroom 12'3" (3.73m) x 10'10" (3.3m)**- Original arched sliding sash window to front aspect, exposed wooden decorative panelling, electric heater

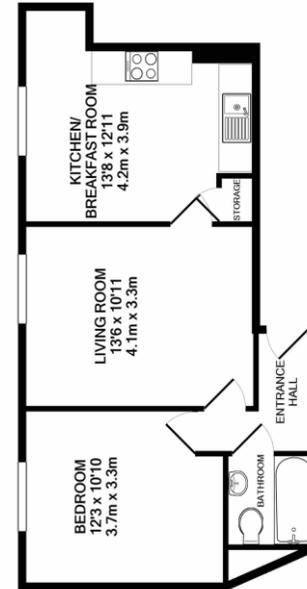
**Bathroom** - White suite comprising panelled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, mirror with light, tiled splash-backs, heated towel rail, extractor fan, tile effect vinyl flooring

**Parking** - Allocated parking space can be found a short distance from the property through Red Lion Yard

**Notes** - Lease - 115 Years Remaining

Service Charge/Ground Rent - £100 pcm (includes Buildings Insurance)

£142,500 Leasehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are given as a guide only. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating - E

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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