



1 Railways End, Blandford Forum, Dorset, DT11 7EX



**A stunning two bedroom duplex apartment, benefiting from Two En-Suites and being conveniently located a short distance from Town Centre amenities and the Dorset Trailway.**

Apartment 1 Railways End forms part of this small select development of just 10 Apartments located in a conservation area just a short walk into the Town Centre amenities and situated only a stones throw from the start of the Dorset Trailway leading to the Milldown Nature Reserve and countryside beyond.

Single UPVC door leads to the spacious Entrance Hall, with the stairs leading down to the lower ground floor.

The light and airy living room benefits from a large sash window to front aspect.

Bedroom 2 has a large sash window enjoying a front aspect view. Cupboard houses the Combi gas central heating boiler. Door leads into the En-suite shower room.

**LOWER GROUND FLOOR**

Hallway benefits from a large under stairs cupboard and a cloakroom comprising a Low level WC, vanity wash hand basin.

The Kitchen Diner, which is partially carpeted and laminated comprises white gloss front units and wood effect work surfaces. Built-in appliances include the electric oven with microwave above, 4 ring gas hob with extractor hood above, built-in washing machine and dishwasher as well as a large fridge/freezer. Sash window to front aspect.

The Principal Bedroom, also benefits from a large sash window to front aspect. Door into En-suite shower room with laminate flooring, vanity wash hand basin, low level push button WC. Tiled shower enclosure.

The property benefits from allocated parking and bike park/store.



**£240,000 Leasehold**



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, ceiling and other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and specifications shown here and seek legal advice as to their responsibility of accuracy can be given. Floor and ceiling levels.

Ground Rent £250 per annum  
Service Charge £739.09 per annum

- Hallway**
- Lounge 16'4" (4.98m) x 13'5" (4.09m)**
- Bedroom 2 12'4" (3.76m) x 10'3" (3.12m)**
- En-Suite**
- Basement Hallway**
- Cloakroom**
- Kitchen/Diner 16'1" (4.9m) x 13'1" (3.99m)**
- Bedroom 1 12'0" (3.66m) x 10'3" (3.12m)**
- En-Suite**

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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EPC Rating - B

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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