



Flat 5 Pliskin Chambers, 10 West Street, Blandford Forum, Dorset, DT11 7AJ



A Spacious 2 Bedroom Top Floor Flat Conveniently Located Within The Town Centre. The Property Benefits From Tenant In Situ, Gas Central Heating & New 125 Year Lease

Communal Hallway - Stairs to all floors

Entrance Hall - Hardwood front door, security entry phone, sliding sash window to rear aspect, cupboard house gas boiler, electric consumer unit, smoke alarm, radiator

Living/Dining Room 20'0" (6.1m) Max x 20'7" (6.27m)- 'L' shaped room with slopping ceilings, dual aspect sliding sash windows to front & rear, eaves storage cupboard, TV point, telephone point, 2 radiators

Kitchen 9'1" (2.77m) x 6'7" (2.01m)- Range of beech fronted base and wall units providing cupboard and drawer storage, curved work-surfaces with tiled splash-backs, 1 1/2 bowl sink with drainer inset and mixer tap, stainless steel electric oven with 4 ring gas hob and extractor hood over, space and plumbing for washing machine, space for under work-surface fridge, vinyl flooring, Velux window

Bedroom 1 11'5" (3.48m) x 10'10" (3.3m)- With slopping ceilings, sliding sash window to front aspect, built-in wardrobes, radiator

Bedroom 2 - With slopping ceilings, sliding sash window to front aspect, built-in deep storage cupboard, radiator

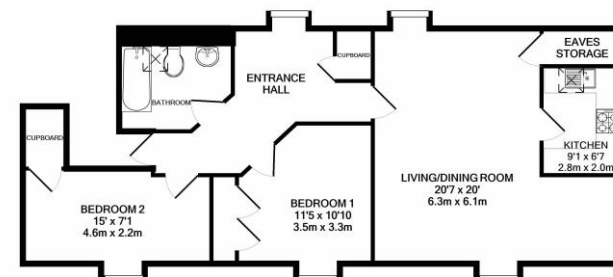
Bathroom - White suite comprising panelled bath with mixer taps and shower attachment, low level WC, wash hand basin, tiled splash-backs, heated towel rail, shaver point, vinyl flooring, Velux window

Notes – New 125 years from 2023

Ground Rent £200.00 PA

Service Charge £684.23 PA (2022)

£140,000 Leasehold



TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 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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Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings.

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU.

Tel: 01258 459600

EPC Rating - E