



Flat 2, 2 Salisbury Road, Blandford Forum, Dorset, DT11 7QH



**A Practical One Bedroom First Floor Flat Situated In Close Proximity To Town Centre Amenities. The Property Benefits From Allocated Parking, Gas Central Heating & Tenant In Situ.
*** Investors Only*****

£130,000 Share of Freehold

Communal Entrance Hall - Communal front door with stairs to first floor and private door to Flat 2

Hallway - Solid wooden door, window to side aspect, electric consumer unit, radiator, smoke alarm, coved and smooth set ceiling

Kitchen - Range of beech fronted base and wall units providing cupboard and drawer storage, curved work-surfaces and breakfast bar with tiled splash-backs, stainless steel single sink with drainer inset and mixer tap, stainless steel oven with 4 ring gas hob and extractor hood over, space and plumbing for washing machine, space for free-standing fridge/freezer, Worcester gas boiler, coved and smooth set ceiling

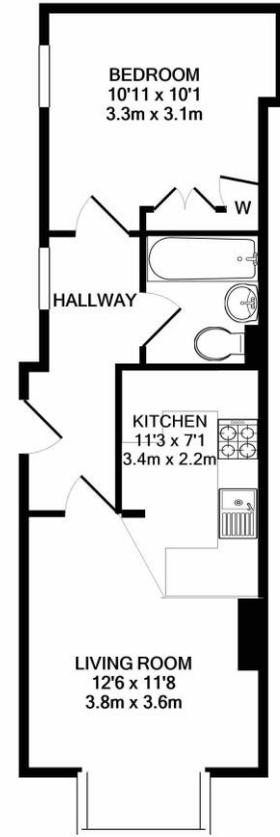
Living Room - Large bay window to front aspect, TV point, telephone point, radiator, coved and smooth set ceiling

Bedroom - Window to side aspect, fitted wardrobes, radiator, smooth set ceiling

Bathroom - White suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, tiled splash-backs, extractor fan, heated towel rail, coved and smooth set ceiling

Allocated Parking - One allocated parking space to the side of property

Notes - Share of Freehold with the current owner increasing the lease to 125 years upon completion. No Ground Rent payable, Service/Maintenance charges on a as and when basis. (Shared between the 3 Flats)



TOTAL APPROX. FLOOR AREA 427 SQ.FT. (39.7 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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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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