



GRENVILLE PLACE, PERCY GARDENS, BLANDFORD FORUM, DORSET, DT11 7QQ
£250,000 LEASEHOLD

A SPACIOUS, MODERN 2 DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH OUTSTANDING VIEWS ACROSS BLANDFORD AND THE SURROUNDING OPEN COUNTRYSIDE.

SUMMARY:

Built to a high standard of specification in 2005 by Morrish Homes, these 16 stylish flats are set within communal landscaped grounds, within walking distance of the town centre, in an elevated position with far reaching views and visitor parking.

The flat offers spacious, well proportioned accommodation, oak-faced internal doors, plaster cornice ceilings, gas central heating, double glazing and an allocated parking space within a carport.

AT A GLANCE

- 2 double bedrooms and 2 bathrooms
- Communal landscaped gardens
- Walking distance of the town centre
- Allocated parking space within a carport



DESCRIPTION:

The communal entrance door has a security entryphone system and leads to a hallway with stairs and lift to the upper floors. On the second floor, there is a useful secure, lock-up store.

The front door to the flat opens into a spacious reception hall with a walk-in airing cupboard (with fitted light.) The nicely proportioned dual aspect living room offers far reaching views over the town.

The modern kitchen/dining room features a range of units, ample worktops, Worcester gas fired combination boiler (fitted about 4 years ago), Neff gas hob, extractor hood, Neff electric double oven, and integrated larder fridge, washing machine and dishwasher. There is also space for an upright fridge-freezer.

Bedroom 1 has a range of wardrobes and an en suite shower room, bedroom 2 has fitted wardrobes and a square bay window with views across the town, and there is a bathroom which includes a shower over the bath.



A brick pillared entrance leads to the communal grounds. The flat has a parking space in an open-fronted carport, and there is additional visitors' parking.

Lease: 125 years from 2005. Maintenance: Each flat owner pays a 1/16th share towards the maintenance of the building and communal areas.

LOCATION:

Blandford Forum is an attractive market town built around a crossing point on the River Stour. All but destroyed by the Great Fire of 1731, the centre was re-built in a grand style by the Bastard brothers, renowned Georgian architects. The town now offers a good range of shops, pubs and restaurants, a leisure centre, state schools for all ages, and the popular Bryanston independent school. Bus services connect with the coastal towns of Poole and Bournemouth, and (on weekdays) the city of Salisbury, all of which have railway stations, as does the county town of Dorchester. Dorset's beautiful coastline is within 40 minutes' drive.

COUNCIL TAX:

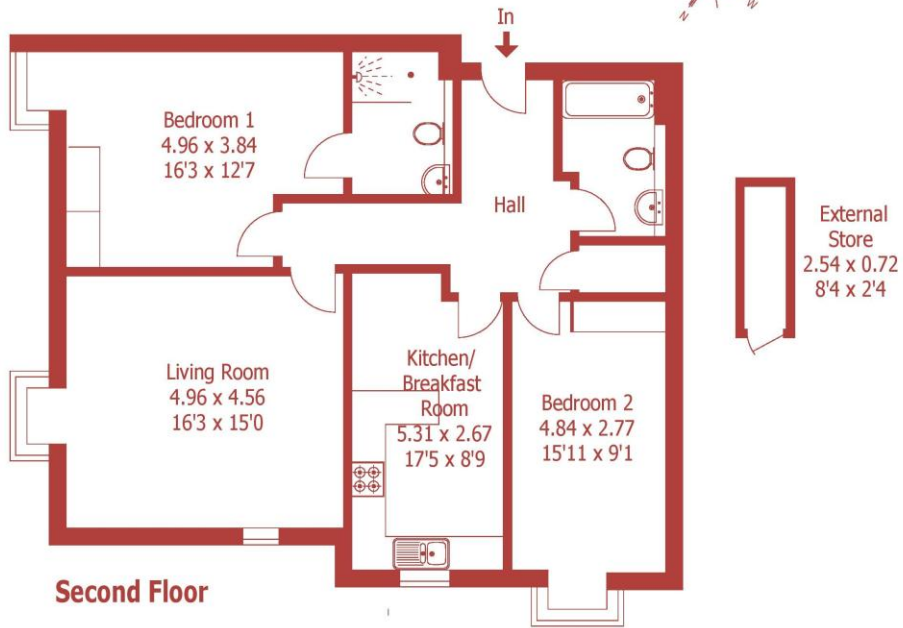
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DIRECTIONS:

From the Wimborne Road roundabout just outside Blandford, proceed down the hill towards the town centre. Take the second turning on the right, at the Fire Station, into St Leonards Avenue. Take the second turning on the left into Percy Gardens, and proceed to the head cul-de-sac, where the brick pillared entrance to Grenville Place can be found.



Approximate Gross Internal Area :- 96 sq m / 1030 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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