



Forum
Sales & Lettings

- Two Bedrooms
- Ground Floor Flat
- Modern Finish
- New Windows Throughout
- Great Location
- Secure Parking

Blandford Forum

£775_{PCM}



1 Orkneys, Salisbury Road, Blandford Forum, Dorset, DT11 7QG

A stylish two bedroom luxury ground floor apartment, with the added benefit of gas central heating, double glazed windows and secure underground parking.

Entrance hall - Hardwood front door to entrance hallway, coved and smooth set ceiling, radiator, security entry phone system, built-in cupboard and carpet.

Outside - Secure underground parking, with one allocated parking space.

Kitchen/Lounge 12'9" (3.88m) x 11'3" (3.43m) - Open plan kitchen and lounge, double glazed window, radiator, coved and smooth set ceiling, carpet area to lounge, tiled floor to kitchen, range of wall mounted and base storage cupboards and drawers, roll top work surfaces, single bowl stainless steel sink unit with single drainer and mixer tap, four ring burner electric hob with extractor fan above and oven beneath, integrated fridge, freezer and washing machine and cupboard housing gas boiler.

Bedroom One 11'4" (3.45m) x 9'7" (2.92m) - Coved and smooth set ceiling, double glazed window, radiator and carpet.

Bedroom Two 8'1" (2.46m) x 7'1" (2.16m) - Double glazed window, coved and smooth set ceiling, radiator and carpet.

Bathroom - Smooth set ceiling with extractor fan, tiled floor, fully tiled walls, heated towel rail, close coupled WC, pedestal wash hand basin with mixer tap, panel enclosed bath with hand grips, mixer tap and shower attachment, shower screen, shaver point and mirror with lighting.



EPC Rating: EER C (76/78) EIR C (79/81)

Services: Mains Electric, Mains Gas, Mains Water and Drainage.

Council Tax Band: B

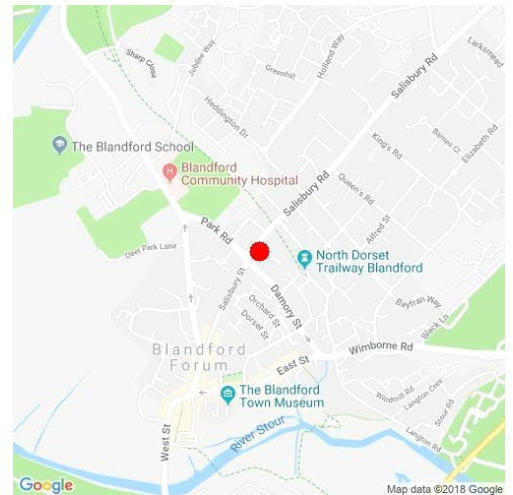
AVAILABLE: Early March 2022

LEASE: 6/12 months Assured Shorthold initially renewable.

TENANCY: Regrettably no smoking, pets or Housing Benefit. All other applicants considered at the discretion of the landlord.

RENT: £700

For expert letting advice for any property please call our lettings team on 01258 459600.



Viewing Arrangements

Strictly by appointment with Forum Sales & Lettings.

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

Tel: 01258 459600



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