



**15 Cobham Road, Blandford Forum, Dorset, DT11 7YF**



**A one bedroom ground floor apartment situated on the popular Badbury Heights Estate. The property comprises gas central heating, allocated parking space, UPVC double glazing and communal gardens.**

**Communal door to** - - Hallway and flat front door

**Hallway** - Intercom, radiator, wall mounted thermostat, doors to bathroom, bedroom and lounge

**Lounge** 14'5" (4.39m) x 13'9" (4.19m)- Telephone point, TV point, two radiators, sash windows to front and side aspects and door to:

**Kitchen** - 11'8" (3.56m) x 5'8" (1.73m)- Work surfaces comprising one and a half bowl single drainer sink unit with mixer tap, drawers and cupboards underneath, wall mounted storage units, electric cooker, space for fridge/freezer and washing machine, wall mounted gas fired boiler concealed behind wall mounted storage unit, extractor fan, part tiled walls and laminate effect flooring.

**Bedroom** 12'8" (3.86m) x 10'5" (3.18m)- Radiator and sash window to front aspect.

**Bathroom** - Suite comprising panel enclosed bath with mixer tap, shower attachment and tiled splash-back, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator and airing cupboard housing water tank.

**Outside** - Allocated parking and communal garden.



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.

2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**EPC Rating – C**

**Services:** Mains electric, gas, water and drainage.

**Council Tax:** Band A

**AVAILABLE:** Early March 2019.

**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:** £575 PCM.

**Viewing Arrangements** - Strictly by appointment with Forum Sales & Lettings.

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