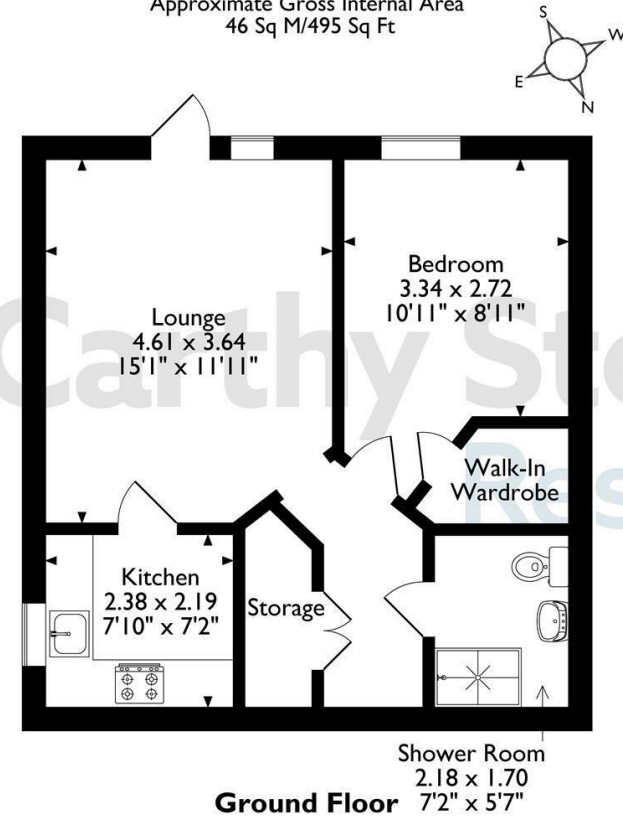


12 Stour Gate, Barley Place, Blandford St. Mary, Blandford Forum
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



Council Tax Band:



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

12 Stour Gate

Barley Place, Blandford Forum, DT11 9GN



Asking price £265,000 Leasehold

This stylish one-bedroom apartment offers modern living in a bright and airy space. The kitchen, dining, and living areas are designed for both comfort and functionality, with glazed doors that flood the space with natural light. A beautiful private terrace leads from the spacious living room.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Barley Place, Blandford St. Mary, Blandford Forum

Stour Gate

Exclusive to the over 60s, this retirement development consists of 45 one or two-bedroom apartments conveniently tucked away in a peaceful location close to the banks of the river Stour in historic Blandford St. Mary, Dorset, on the site of the old brewery. The apartments to the rear of the development overlook the beautiful Green Flag awarded Stour Meadows.

Easy independent living for the over 60s

All our retirement property is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

This apartment benefits from a private patio area and offers access to attractive communal spaces including the beautiful lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs. Parking is available and well-behaved pets are welcome too.

Entrance Hall

A welcoming entrance hall with doors leading to a utility cupboard, living / dining area, Shower room and bedroom.

Living Area

A bright and spacious living area benefitting from being dual aspect and letting in natural light, a double glazed door leads out onto a private patio area and a further door leads to the kitchen area. Plug sockets that are just a bit higher to reduce kneeling and bending.

Kitchen

Fully fitted kitchens with appliances including waist-height ovens so there's less bending with heavy dishes, a window over the sink area provides natural light.

Bedroom

A bright and spacious double bedroom benefitting from a walk in wardrobe.

Shower Room

Beautiful contemporary design with sleek fixtures and fittings, Flooring with low slip potential, Walk in shower with a low profile shower tray for easy access, Slightly raised 'comfort height' toilets for ease of use.

Service Charge

Your service charge covers the services and amenities you enjoy at this development for a safe, comfortable, sociable and happy retirement. It includes things like wages for your on-site team, security systems and keeping communal spaces and gardens spick and span—and it's all provided at cost price.

What is included in the service charge - Electricity, heating and lighting (communal areas)

1 bed | £265,000

- Maintenance of building and gardens
- Development staff
- Professional Fees
- Water and sewage (communal areas and apartments)
- Building insurance
- Future maintenance fund
- Emergency call system

The service charge is £51.54 Per Week and is reviewed Annually.

Parking

A parking space is not included with this apartment.

Additional Information and Services

- Super fast broadband available
- Digital personal alarms connected to emergency assistance 24/7
- Integrated fire and intruder alert systems
- Integrated ultra efficient heating, water heating and heat recovery units
- Super insulation so the property is warm in winter and cool in summer – while saving you money on energy bills
- An on-site House Manager to support you with any queries and concerns during office hours.

