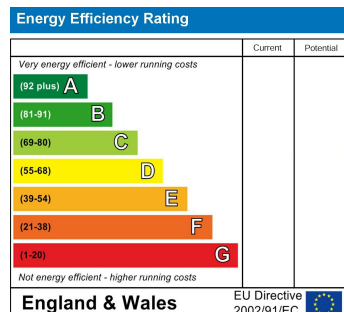


1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk



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## 8 Salisbury Road Blandford Forum

Guide Price  
£210,000

Stylish Top-Floor Apartment – Spacious, Contemporary Living Close to Town

Just a short stroll from the town centre, with a Co-Op on hand for everyday essentials and lovely walks nearby, this striking top-floor apartment offers something truly different. Measuring an impressive 987 sq. ft/92 sq. m, it combines space, light and modern design to create a home that feels both welcoming and inspiring.

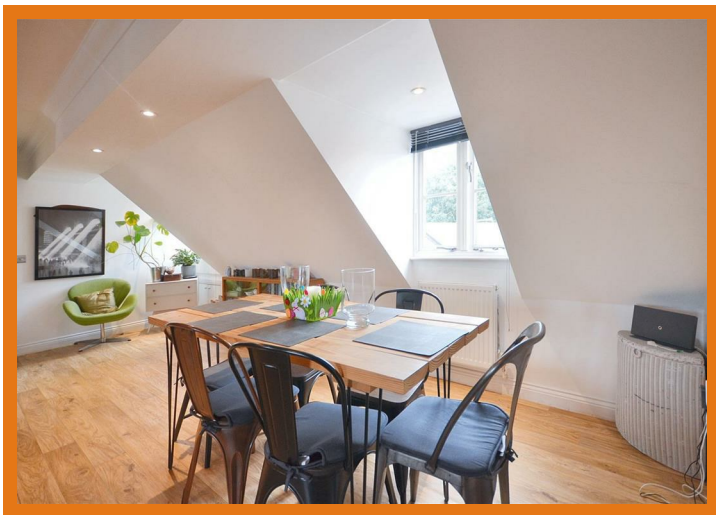
Step inside and you'll find a useful hall for your coats, boots and shoes, and a fabulous open-plan living area with a partly vaulted ceiling — the perfect backdrop for both everyday life and entertaining your friends or family members. There's room to relax on your favourite sofa, host dinner parties around a large table, or even carve out a dedicated work-from-home space. The modern kitchen area, with soft-closing units, integrated appliances and an island, keeps you part of the action while you cook, making this a brilliant space for socialising.

The inner hall leads to two generously sized double bedrooms, including a superb principal suite with a large en-suite shower room with a washing machine, plus a full family bathroom serving bedroom two and visitors. Add in a numbered parking space, no onward chain, and the flexibility to use as a first home, a stylish lock-up-and-leave, weekend hideaway or a smart rental investment — and this apartment ticks every box.

A truly unique home that has to be seen to be appreciated. Contemporary living, right on the edge of town. Apartments as special as this one, rarely find their way onto the housing market - so don't delay, book your viewing now.

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## The Property

### Accommodation

#### Inside

The apartment is access from the rear of Salisbury Heights where there is door that opens to a communal entrance hall with stairs rising to four apartments. The apartment itself is located on the top floor, where the front door open into a useful hall. The hall opens into the open plan living space and has ample room for coats, boots and shoes. The floor is laid in a practical wood effect vinyl flooring.

The open plan living space provides a generously sized, double aspect room with plenty of natural light and characterful features. The ceiling is partly vaulted, there is a high level display shelf and a wall finished in a ceramic brick style tile. How you arrange your furniture, is up to your own preferences, however, there is sufficient space for large sofas plus armchairs, as well as a dining table and chairs plus ample room for a study/work from home space.

The kitchen area is fitted with a range of contemporary, soft closing units consisting of floor cupboards, separate drawer unit with cutlery tray and deep pan drawers plus an island with power sockets, drawers and floor cupboards as well as a breakfast area. You will find plenty of work surfaces and a stainless steel sink and drainer with a swan neck aerator

mixer tap. The electric oven is built in with a combination microwave above and the fridge/freezer is integrated. There is also the option of installing a slimline dishwasher - space and plumbing are already there. In addition, there is a ceramic hob with an extractor hood. Throughout the open plan living space, there is hard wearing wood effect vinyl flooring, that adds character and practicality. The flooring continues into the inner hall, where there is cupboard housing the electric boiler.

From the inner hall, doors lead off to the bathroom and to two double bedrooms, both with built in wardrobes and the principal bedroom, also has an en-suite shower room, which also has space and plumbing for a washing machine. The bathroom is fitted with a shower cubicle with a mains shower, bath with mixer tap and shower attachment, WC and a pedestal wash hand basin.

#### Outside

##### Parking

At the rear of the building, there is a numbered parking space. Beneath the arch, there is space for bicycles and the communal bins.

#### Useful Information

Energy Efficiency Rating tba  
Council Tax Band B  
uPVC Double Glazing  
Electric Heating from Boiler  
Mains Drainage

#### Leasehold

Term of Lease 125 years from 2007  
Unexpired Term 107 years  
Service Charge £918.93 per annum  
Ground Rent £250 per annum

#### Location and Directions

Blandford Forum is a historic Georgian market town in Dorset, situated on the banks of the River Stour. Known for its well-preserved 18th-century architecture, the town offers a charming blend of heritage and modern amenities. Facilities in Blandford Forum include a variety of independent shops, supermarkets, cafes, and traditional pubs. The town has a regular open-air market, a leisure centre, a community hospital, and several parks and green spaces, including the scenic Trailway for walking and cycling. Cultural attractions include the Blandford Fashion Museum and the annual Georgian Fayre. The town also has good educational facilities, including primary and secondary schools, and convenient transport links to surrounding areas.

Postcode - DT11 7QH  
What3words - ///remainder.forge.bronzer

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