



Mosaic Mews, Blandford St Mary, DT11 9FS
Asking Price Of £160,000 Leasehold

- 49% SHARE AVAILABLE FOR £78,400
- 100% PURCHASE AVAILABLE AT £160,000
- Bright Top-Floor Apartment Built in 2022
- Spacious 51 sq m / 549 sq ft Interior
- Open-Plan Kitchen / Living / Dining Room
- Dual-Aspect Windows & Countryside Views
- Allocated Parking & Communal Bike Storage

A FANTASTIC OPPORTUNITY TO GET ON THE PROPERTY LADDER – AVAILABLE FROM £78,400 FOR A 49% SHARE, OR £160,000 FOR 100% OWNERSHIP.

Set on the top floor of the attractive Mosaic Mews development in Blandford St Mary, this bright and beautifully presented one-bedroom apartment combines modern, energy-efficient living with countryside views, allocated parking and convenient access to Blandford Forum.

Built in 2022 and offering approximately 51 sq m (549 sq ft) of well-planned accommodation, the apartment feels light, spacious and contemporary throughout.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



The heart of the home is the impressive open-plan kitchen, living and dining room, measuring approximately 17'2" x 17'1" plus bay. The modern fitted kitchen provides a good range of units and worktop space, while the generous living area has plenty of room for both dining and relaxing. Dual-aspect windows bring in excellent natural light and provide pleasant views towards the surrounding countryside.

The double bedroom is well proportioned with space for additional bedroom furniture, while the contemporary bathroom is finished with a modern white suite. A spacious entrance hallway provides useful built-in storage, helping to keep the main living areas uncluttered.

Outside, the apartment benefits from its own allocated parking space, together with communal bicycle and bin storage and well-maintained communal areas.

With an EPC rating of B, the property offers the

benefits of a recently constructed, energy-efficient home and could make an excellent choice for a first-time buyer, single professional, couple or someone looking to downsize.

LOCATION

Mosaic Mews is a modern residential development in Blandford St Mary, just south of the River Stour and within easy reach of the historic Georgian market town of Blandford Forum.

Everyday amenities are conveniently close, including a Tesco Superstore, while Blandford Forum provides a wider choice of shops, cafés, pubs, restaurants and leisure facilities. The surrounding Dorset countryside also offers excellent opportunities for walking and cycling.

SHARED OWNERSHIP / FULL PURCHASE

The property offers buyers two purchase options:



49% share – £78,400
Full market value / 100% purchase – £160,000

The remaining share is owned by Sage Homes. Shared Ownership purchasers will be subject to Sage Homes' eligibility and affordability requirements, and rent is payable on the unsold equity. The property may also be purchased outright, subject to Sage Homes approval.

PROPERTY INFORMATION

Lease: 125 years from commencement (approximately 121 years remaining)
Service Charge: £191.67 per calendar month
EPC Rating: B
Council Tax: Band A
Approximate Floor Area: 51 sq m / 549 sq ft
Parking: One allocated space

For buyers looking for a modern home without needing to purchase at the full £160,000 value from day one, this is an excellent opportunity. Contact us to arrange a viewing or to find out more about the Shared Ownership application process.

BEDROOM 10' 7" x 10' 6" (3.23m x 3.2m)

BATHROOM





All measurements are approximate and for display purposes only

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