



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

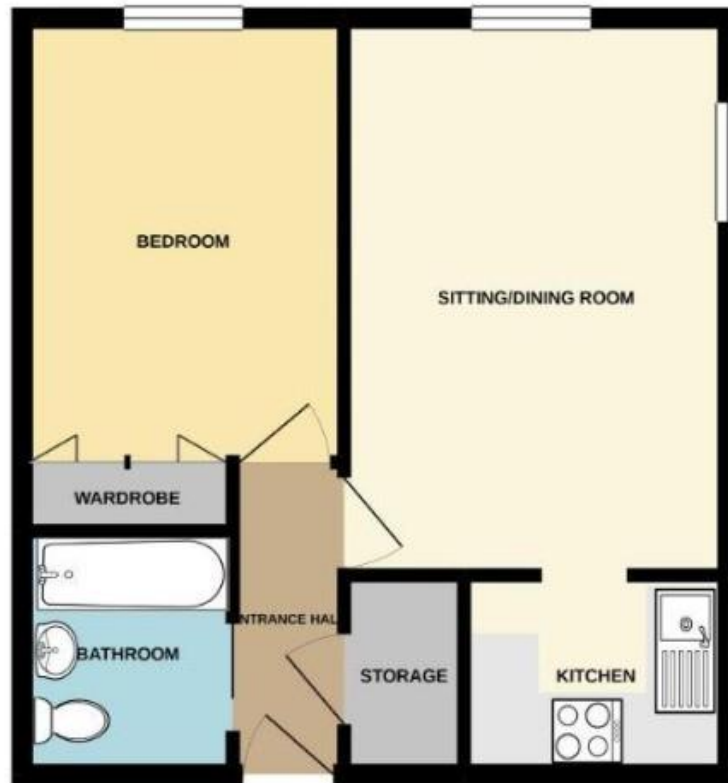
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A ONE BEDROOM FIRST FLOOR RETIREMENT FLAT IDEALLY
SITUATED IN THE HEART OF WAREHAM TOWN CENTRE WITH
A RANGE OF COMMUNAL FACILITIES.
NO FORWARD CHAIN**



Hillyard Court, Mill Lane, Wareham, BH20 4QX

PRICE £120,000



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency until they are used.
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Location:

Wareham is a picturesque market town set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum.

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The Property:

Accessed via a secure communal door with stairs or lift to the first floor this property is entered through a secure front door which leads into a hallway, there is an entry phone, electric storage heater, hand pull cord for 24 hour emergency Careline & a spacious storage cupboard housing the hot water tank & shelving.

The spacious living room has a upvc doubled glazed window to the front aspect there is an electric storage heater, & a hand pull cord for 24 hour emergency Careline

Set off the living room is the kitchen which has a matching range of units at base & eye level including drawers. There is a 4 ring electric hob set into the work surface with a fitted oven below & an extractor & light above. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for a fridge/freezer.

The bedroom is a double sized room with a upvc double glazed window to the front aspect, there is also an electric storage heater, a switch for 24 hour emergency Careline & integral double wardrobes with concertina doors.

The bathroom comprises of a wc, a wash hand & a bath with an electric shower over. Additionally, there is an extractor fan a hand pull cord for 24 hour emergency Careline.

Measurements:

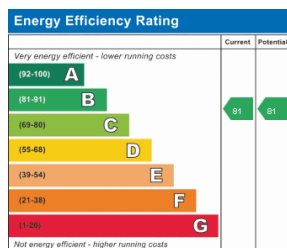
Living Room	15'5" (4.71m) x 10'6" (3.21m)
Kitchen	7'4" (2.24m) x 5'4" (1.63m)
Bedroom	12'2" (3.70m) x 8'10" (2.68m)
Bathroom	6'8" (2.04m) x 5'7" (1.70m)

Communal Areas:

Hillyard Court is set within well-tended communal grounds & has communal facilities including a laundry room, guest suite, residents lounge, communal car parking, lift to all floors & a house manager.

Lease:

Lease & service charge details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.