



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A WELL PRESENTED ONE BEDROOM RETIREMENT FLAT SET  
IN THE HEART OF WAREHAM TOWN CENTRE & BENEFITTING FROM  
A RANGE OF COMMUNAL FACILITIES.  
NO FORWARD CHAIN**



# Hillyard Court, Mill Lane, Wareham BH20 4QX

**PRICE £120,000**

## Flat

Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 45.1 sq. metres (485.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

### 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. There is also a market every Saturday.

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### The Property:

Set on the first floor of this block of apartments for the over 60's is this well presented apartment.

The property is access via secure communal door with stairs or lift to the first floor.

A secure front door leads through into the hallway which has the door entry phone system & a spacious airing/storage cupboard with slatted shelving.

The spacious living room has a double glazed window overlooking the communal garden. There is a wall mounted electric heater & a hand pull cord for 24 hour emergencies.

The modern kitchen has a matching range of cupboards at base & eye level drawers. There is a 4 ring ceramic hob set into the work surface with splash back tiling surrounding, a sink with side drainer set into the work surface & space for an upright fridge/freezer. A upvc double glazed window looks out to the side aspect.

The bedroom has a upvc double glazed window to the rear aspect overlooking the communal garden. A wall mounted electric heater & a hand pull cord for 24 hour emergencies. A feature of the room is a spacious

concertina door wardrobe with hanging rails & shelving.

The bathroom has been modernised to a modern shower room with a double sized shower cubicle with a wall mounted shower, seat & grab handle. There is a wc & a wash hand basin set into a vanity unit. The room is fully tiled with an extractor fan, heated towel rail, a wall mounted heater & a hand pull cord for 24 hour emergencies.

### Measurements:

Living Room	15'5" (4.71m) x 10'6" (3.22m)
Kitchen	7'3" (2.23m) x 5'3" (1.62m)
Bedroom	14'1" (4.30m) x 8'10" (2.69m)
Bathroom	6'7" (2.01m) x 5'5" (1.67m)

### 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.

