



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT SET
IN THE CENTRE OF WAREHAM BENEFITTING FROM ITS
OWN ENTRANCE & SUPERB COMMUNAL FACILITIES.
NO FORWARD CHAIN**

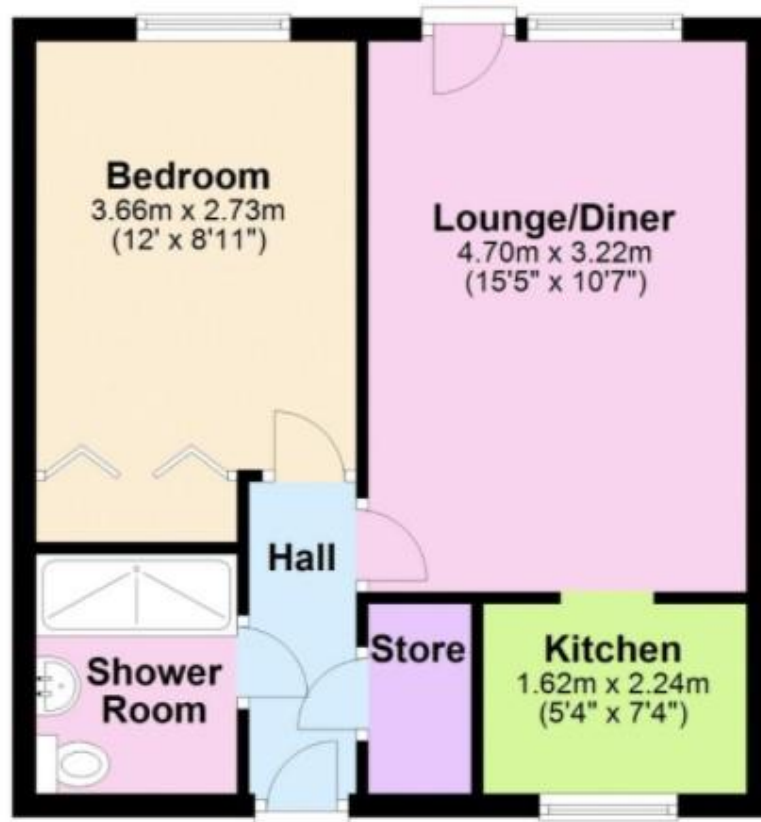


Hillyard Court, Mill Lane, Wareham, BH20 4QX

PRICE £120,000

Flat

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 38.8 sq. metres (418.0 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:

This ground floor flat for the over 60's can be accessed via the communal entrance or via its own entrance from through an opaque upvc double glazed front door into the living room.

The entrance hall has a communal entry telephone & a useful storage cupboard housing the meters & with slatted shelving.

The living room has a dual aspect with upvc double glazed sash windows to the front & to the side as well as the door out to the street. There are two wall mounted electric heaters & wall mounted lights.

Off the living room is the modern kitchen which has a matching range of cupboards at base & eye level with soft closing drawers. There is a fitted hob with oven below & a stainless steel extractor above. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for a under counter fridge & a upvc double glazed window looking towards the communal garden.

The bedroom has a upvc double glazed sash window to the front aspect. The room benefits from a double concertina door wardrobe with a hanging rail & shelving above. There is also a wall mounted electric heater.

The modern shower room comprises of a wc, wash hand basin & a double shower cubicle with a wall mounted

electric shower, pull out seat & grab handles. The room has splash back tiling, an extractor fan & a wall mounted electric heater.

Measurements:

Living Room	15'5" (4.70m) x 10'6" (3.22m)
Kitchen	7'4" (2.23m) x 5'4" (1.62m)
Bedroom	12' (3.65m) x 8'10" (2.71m)
Shower Room	6'8" (2.04m) 5'6" (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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