



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
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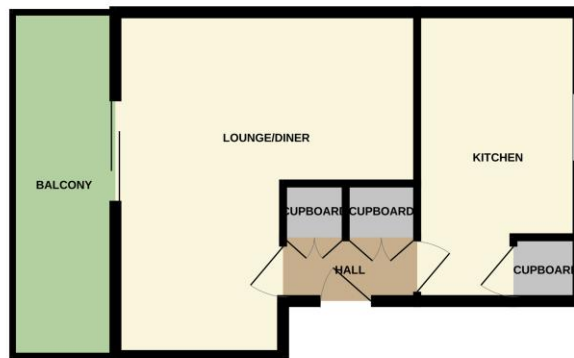
**A SPACIOUS 2 DOUBLE BEDROOM MAISONETTE SET IN  
THE HEART OF WAREHAM TOWN CENTRE BENEFITTING FROM A  
20FT BALCONY WITH SOUTHERLY VIEWS.  
NO FORWARD CHAIN**



# Wyatts Lane, Wareham, Dorset BH20 4NH

**PRICE £185,000**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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## Location:

The property is set in the heart of the Saxon Walled Town of Wareham. 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 and the museum. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.



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### The Property:

Set in the heart of the town centre this spacious maisonette is accessed via a secure communal entry door with stairs to the first floor.

The front door opens out in an entrance hall with a double door cupboard & a matching cupboard to the side housing the boiler.

The lounge/diner has a upvc double glazed door out to the balcony. There is fitted shelving & stairs to the first floor accommodation with a storage cupboard below.

The kitchen has a matching range of cupboards at base & eye level with drawers. There is space for a number of appliances & a wash hand basin set into the work surface with splash back tiling surrounding. A upvc double glazed window looks out to the rear aspect & the room benefits from a larder cupboard with shelving.

Stairs lead to the first floor landing where there is an access to the loft via a hatch. The main bedroom has a upvc double glazed window looking out to the communal garden & beyond with southerly views towards Lady St Mary Church. The double room benefits from a built in wardrobe.

The second bedroom is an also a double sized room with a upvc double glazed window to the front aspect & a built in wardrobe.

The bathroom has a suite comprising of a bath with a shower attachment & splash back tiling, a wash hand basin & a wc. The room also has an opaque upvc double glazed window to the front aspect, a wall mounted electric heater & an airing cupboard housing the hot water tank.

The spacious balcony is tiled with a balustrade & southerly views over the communal garden to Ladst St Mary Church.

### Garden:

The development is set within well-tended communal grounds.

### Measurements:

Lounge/Diner	17'4" (5.30m) x 14'11" (4.55m)
('L' Shaped Room taken at maximum measurements)	
Kitchen	14'3" (4.36m) x 8' (2.43m)
Bedroom 1	14' (4.27m) x 9'7" (2.93m)
Bedroom 2	11'2" (3.40m) x 10' (3.06m)
Bathroom	6'11" (2.11m) x 7'5" (2.26m)
Balcony	20'8" (6.30m) x 5'5" (1.67m)

### Lease:

The vendor has notified Purbeck Property that this apartment is leasehold with the residue of a 125 year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

