



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A ONE BEDROOM GROUND FLOOR RETIREMENT FLAT
WITH DIRECT ACCESS ON TO COMMUNAL GROUNDS SET
IN THE HEART OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Hillyard Court, Mill Lane, Wareham BH20 4QX

PRICE £145,000

The Property:

Set on the ground floor of this block of apartments for the over 60's is this flat with direct garden access.

The property is accessed via secure communal door with access to the communal facilities & to this flat.

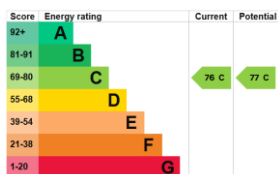
A secure front door leads through into the hallway which has the door entry phone system & a spacious airing/storage cupboard with shelving.

The spacious living room has a double glazed window with matching door out to 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 with drawers. There is a 4 ring ceramic hob set into the work surface with splash back tiling surrounding & oven below. A sink with side drainer is set into the work surface with space for an upright fridge/freezer.

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 converted to a wet room for convenience. There is a wc, a wash hand basin & a wall mounted shower, seat & grab handle. The room is fully tiled & has an extractor fan, heated towel rail, a wall mounted heater & a hand pull cord for 24 hour emergencies.



Measurements:

Living Room 17'4" (5.31m) x 10'6" (3.21m)
Kitchen 7'4" (2.25m) x 5'4" (1.64m)
Bedroom 13'11" (4.30m) x 8'11" (2.73m)
Bathroom 6'8" (2.05m) x 5'6" (1.69m)

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.



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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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.