



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A REFURBISHED 2 BEDROOM GROUND FLOOR FLAT BENEFITTING
FROM ITS OWN GARDEN & A NEW LEASE
SET IN THE HEART OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



North Street, Wareham, Dorset BH20 4AG

PRICE £225,000

GROUND 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:

This town centre ground floor flat is accessed via a communal door with its own personal door giving access to the property. Having gone through an extensive refurbishment project the property is modern throughout yet retaining a number of character features.

The hallway has laminate flooring & an electric heater.

The spacious living room has two secondary glazed windows to the side aspect & an electric heater. There is a useful alcove ideal for a television & a mock fireplace.

The kitchen has a matching range of cupboards at base & eye level with drawers. A four ring ceramic hob is set on to the work surface with oven below. Freestanding appliances include a washing machine & an upright fridge/freezer. A sink with side drainer is set in the work surface with splash back tiling surrounding. The floor is tiled & there is a door giving access to the rear garden with windows to either side. The room has an electric heater.

Off the kitchen is an inner hallway with a continuation of the tiled flooring & an airing cupboard housing the water tank & shelving.

A door gives access to the modern bathroom which comprises of a wc, a wash hand basin set on to a vanity unit & a bath with a wall mounted shower & a concertina shower door with splash back tiling surrounding. There is also an

extractor fan, a wall mounted heater, an opaque window to the side aspect & a mirror fronted medicine cabinet.

The master bedroom is set at the property with a secondary glazed window with a window seat beneath & an electric heater.

The second bedroom has a secondary glazed window to the side aspect & an electric heater.

Garden:

The flat has its own garden which has a patio area abutting the property & a grassed area.

Measurements:

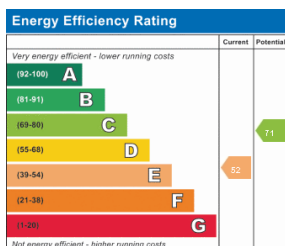
Living Room	12'11" (3.95m) x 10'9" (3.29m)
Kitchen	12'6" (3.81m) x 11'10" (3.62m)
Bedroom 1	13'2" (4.01m) x 9'11" (3.02m)
Bedroom 2	8'6" (2.59m) x 8' (2.44m)
Bathroom	7'3" (2.23m) x 5' (1.54m)

Lease:

The property has a new lease of 125 years.

Estate Agency Note:

Please note that the property has had the roof replaced recently & the flat has been refurbished throughout.



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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.