



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

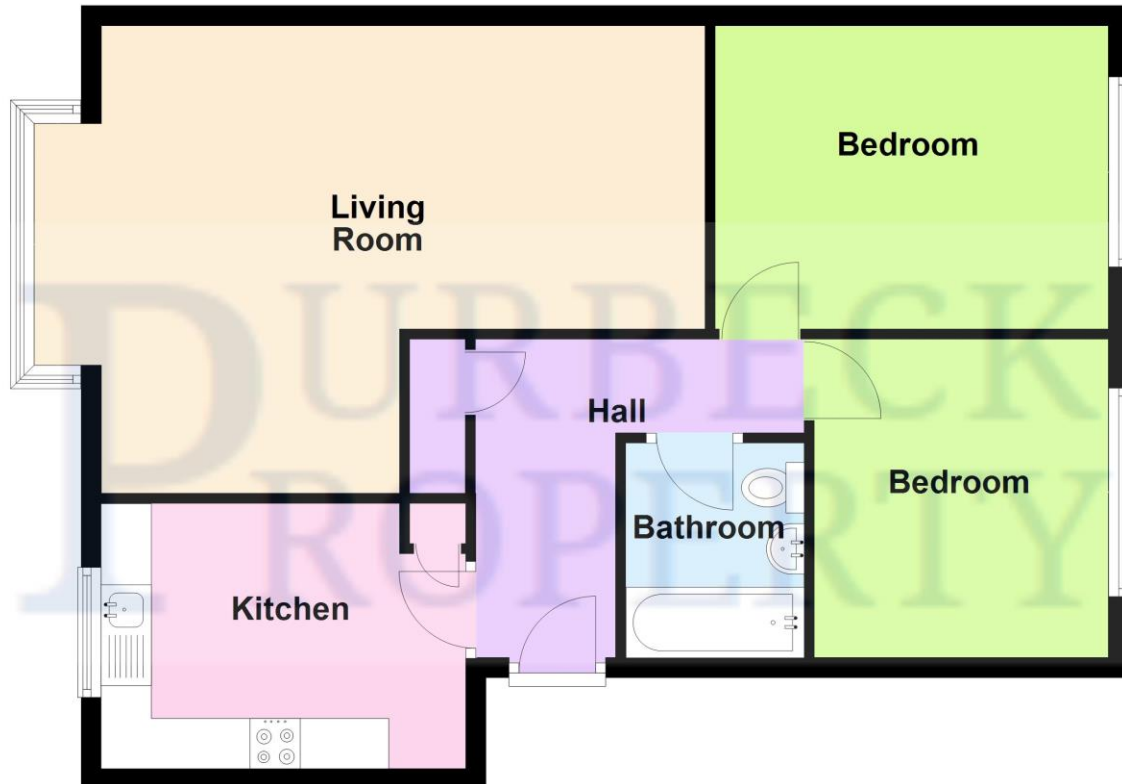
**A LIGHT & AIRY TOP FLOOR FLAT SET IN THE HEART OF
WAREHAM TOWN CENTRE WITHIN WALKING DISTANCE OF
SHOPS, AMENITIES AND A BUS STOP.
NO FORWARD CHAIN**



St Martins House, 30 North Street, Wareham BH20 4AQ

PRICE £255,000

Top Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Location:

Wareham is a picturesque market town set on the banks of The River Frome and is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town and 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 and the museum. There is also a market every Saturday.

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The Property:

This top floor flat is accessed via a secure communal door with stairs or chair lift up to the top floor. A personal opaque glassed front door leads into the entrance hallway where there is a storage cupboard housing the hot water tank & slatted shelving, a radiator & access to the loft via a hatch.

The spacious L-shaped lounge/diner has an upvc double glazed bay window to the front aspect overlooking the garden & the street scene below. There is a fireplace with space for an inset electric fire and two radiators.

The kitchen has a matching range of cupboards at base and eye level with drawers & a tall larder sized cupboard. A four-ring gas hob is set into the work surface with a fitted oven below and pull-out extractor hood above. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is a space and plumbing for a washing machine, space for an upright fridge/freezer, and space for breakfast table and chairs.

The master bedroom has a upvc double glazed window overlooking the rear aspect with a radiator beneath and a fitted quadruple corner wardrobe with hanging rail and storage space.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear aspect with a radiator beneath.

The family bathroom comprises of a wc, a wash hand basin and a bath with a wall mounted shower attachment with splashback tiling surrounding. There is also an extractor fan, a radiator, a shaver point and a cupboard.

Garage & Parking:

The property is conveyed with a garage that has an up and over door. There are also visitor car parking spaces.

Communal Garden:

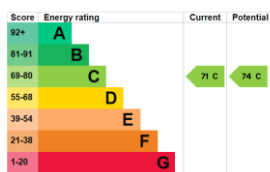
St Martins house is set within well attended communal grounds.

Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of a 999-year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.

Measurements:

Lounge	22'7" (6.89m) x 15'3" (4.65m)
Kitchen	11'9" (3.60m) x 8'6" (2.59m)
Bedroom 1	12'11" (3.93m) x 9'10" (3m)
Bedroom 2	10'5" (3.18m) x 9'7" (2.92m)
Bathroom	6'11" (2.13m) x 5'9" (1.76m)



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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.