



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

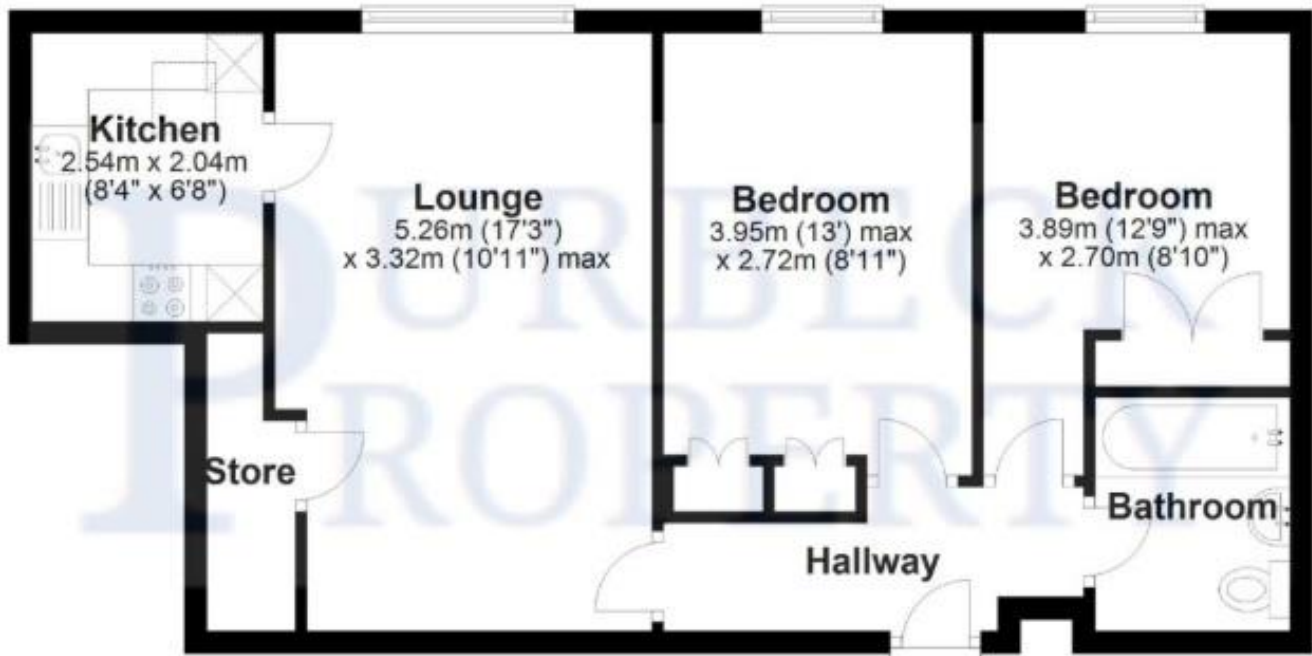
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS TWO DOUBLE BEDROOM RETIREMENT FLAT SET  
IN THE HEART OF WAREHAM TOWN CENTRE & BENEFITING FROM  
A RANGE OF COMMUNAL FACILITIES.  
NO FORWARD CHAIN**



# Hillyard Court, Mill Lane, Wareham BH20 4QX

**PRICE £100,000**



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](http://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 & 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.



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## PRICE £100,000

### The Property:

Accessed via a secure communal door with stairs or a lift to the second floor. This property is entered through a double locked door leading into the entrance hallway where there is an electric heater and access to the lounge.

The lounge has a upvc double glazed window to a southerly aspect overlooking the communal grounds with an electric heater and a storage cupboard with shelving. The feature of the room is a fireplace with an inset electric flame effect to set fire & there is also a hand pull cord for 24 hour emergencies.

The kitchen has a double glazed Velux window to the rear aspect and a range of cupboards at base & eye level with drawers. Integral appliances include a four-ring ceramic hob set into the work surface with a pull out extractor and light above, a fitted oven and grill. A sink with side drainer set into the work surface with splash back tiling surrounding. The work surface also includes a breakfast bar and there is space for a fridge/freezer.

The master bedroom has a upvc double glazed window overlooking the grounds & an electric heater. The room benefits from a double concertina door wardrobe with hanging rail and storage space. There is also hand pull cord for 24 hour emergencies.

The second bedroom is a double sized room with a upvc double glazed window overlooking the communal grounds.

There is a double door wardrobe, an electric storage heater & a hand pull cord for 24 hour emergencies.

The bathroom comprises of a wc, a wash hand basin & a bath with a grab handle & an electric shower over. The room is fully tiled has an extractor fan, a heated towel rail, a wall mounted heater, a sky light, a mirror fronted cabinet & a hand pull cord for 24 hour emergencies.

### Communal Areas:

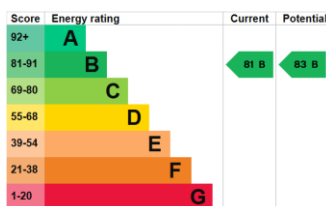
Hillyard Court is set within well-tended communal grounds & has communal facilities including a laundry room, guest suite, residents lounge, communal car parking, lift to all floors & a house manager.

### 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.

### Measurements:

Lounge	17'7"	(5.25m)	x	10'11"	(3.30m)
Kitchen	6'8"	(2.04m)	x	8'4"	(2.54m)
Bedroom 1	12'9"	(3.89m)	x	8'10"	(2.70m)
Bedroom 2	10'2"	(3.09m)	x	8'10"	(2.89m)
Bathroom	6'8"	(2.03m)	x	5'7"	(1.70m)



The graph shows this property's current and potential energy rating.



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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.