



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A NEATLY PRESENTED ONE BEDROOM FIRST- FLOOR FLAT
PROVIDING A BALANCED LIVING SPACE THROUGHOUT.
DESIGNED TO OFFER BOTH COMFORT AND CONVENIENCE
INTERNAL VIEWING RECOMMENDED
NO FORWARD CHAIN**



Daniel Drive, Northmoor, Wareham, BH20 4RU

PRICE £165,000

The Property:

The property is accessed via an opaque upvc double-glazed front door, leading into an entrance vestibule with tiled flooring. The stairs lead to the accommodation, where the landing provides access to the main living areas, a loft via a hatch, a useful storage cupboard with hanging rail & a radiator.

The open-plan kitchen/living room benefits from a floor-to-ceiling upvc double-glazed window to the front aspect and a radiator. The kitchen is fitted with a matching range of base-level cupboards, a four-ring ceramic hob is set into the work surface with a fitted oven below & an extractor hood above. Further features include a one-and-a-quarter bowl sink with side drainer, space & plumbing for three under-counter appliances (currently a washing machine, fridge & freezer) & a breakfast bar overlooking the living area.

The double bedroom has a upvc double-glazed window to the rear aspect & a radiator.

The bathroom comprises of a wash basin set into a vanity unit with storage below, a wc & a bath with a wall-mounted shower attachment. Additional features include floor-to-ceiling tiling, a heated towel rail, an opaque upvc double-glazed rear window & an extractor fan.

Garage & Parking:

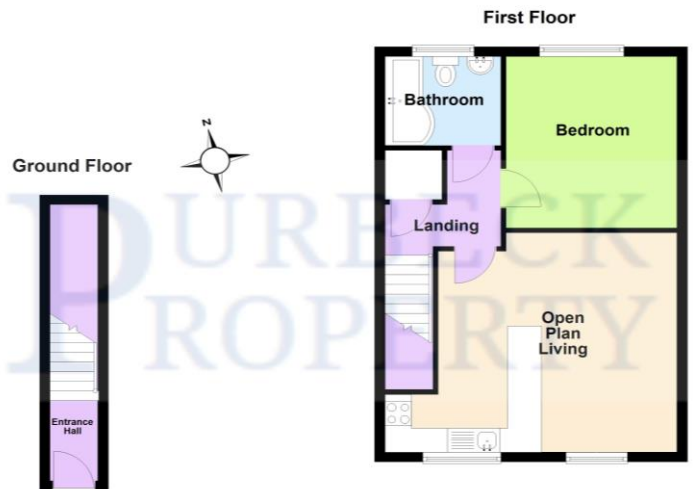
The property is conveyed with allocated parking set at the front of the property.

Measurements:

| | |
|----------------|--------------------------------|
| Lounge/Kitchen | 17'11" (5.47m) x 14'9" (4.49m) |
| Bedroom | 10'6" (3.21m) x 11'6" (3.51m) |
| Bathroom | 7'1" (2.17m) x 5'11" (1.80m) |

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.



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.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.