



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929  
556660

**A MODERN ONE BEDROOM FIRST FLOOR RETIREMENT FLAT WITH AN EXTENDED  
LEASE SET IN THE HEART OF WAREHAM TOWN CENTRE.  
NO FORWARD CHAIN**



# Hillyard Court, Mill Lane, Wareham, Dorset BH20 4QX

**PRICE £125,000**



Total area: approx. 44.6 sq. metres (480.1 sq. feet)

for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. The area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and do not show actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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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, St Martins Church & the museum. There is also a market every Saturday.

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### The Property:

Accessed via a secure communal door with stairs or lift to the first floor the property is entered through a double locked door which leads into a hallway, there is an entry phone, hand pull cord for 24 hour emergency Careline & a storage cupboard with slatted shelving also housing meters, fuse box & water tank.

The spacious living room has a dual aspect with upvc doubled glazed sash windows to front and side aspects. There is a wall mounted lights & a hand pull cord for 24 hour emergency Careline. A feature of the room is a fireplace with an inset electric fire.

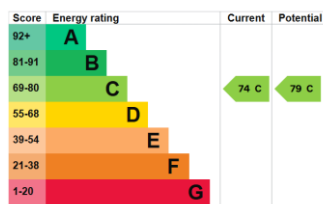
Set off the living room is the modern kitchen which has a matching range of units at base & eye level including drawers & pull out 'space saver' cupboards. There is a 2 ring electric hob set into the work surface with a splash back plus a fitted oven & microwave to the side. A round sink with side drainer is set into the work surface. The kitchen comes has a upvc double glazed window out to the side aspect.

The bedroom has a upvc double glazed sash window to the front aspect, there is a range of fitted furniture including a dressing table with drawers, fitted triple wardrobe with hanging rails, storage shelves & a mirror.

### 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.](#)



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

The room also has wall mounted lights and a switch for 24 hour emergency Careline.

The modern shower room has a matching suite comprising of a wash hand basin fitted into a vanity unit, high rise wc, a double shower cubicle with grab handles, fitted seat & a wall mounted electric shower. The room is fully tiled & also has a chrome wall mounted heated towel rail, wall mounted electric heater, an extractor fan, & a medicine cabinet with a mirror, shelving & inset spotlights. There is also a hand pull cord for 24 hour emergency Careline

### Communal Areas:

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

### Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of an extended 125 year lease. Further 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:

Living Room 18'8" (5.69m) x 10'4" (3.16m)  
Kitchen 7'5" (2.26m) x 5'4" (1.63m)  
Bedroom 1 8'11" (2.73m) x 17'3" (5.27m) max  
Bathroom 6'8" (2.03m) x 5'6" (1.68m)



5 South Street,  
Wareham,  
Dorset, BH20 4LR  
sales@purbeckproperty.co.uk

Tel 01929 556660  
www.purbeckproperty.co.uk

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.