



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IDEAL FIRST TIME PURCHASE.
A FIRST-FLOOR 2 BEDROOM APARTMENT,
BENEFITING FROM GARAGE & A LONG LEASE.**



Victoria Close, Bovington BH20 6HY

PRICE £160,000

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 is given as to their operability or efficiency can be given.
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Location:

The property is set in Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops. Bovington is within close proximity to The Tank Museum, Monkey World East Dorset Golf Club, Glider Club & Lawrence of Arabia Memorial.

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	78 C	78 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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The Property:

This flat is accessed via a secure communal entry door leading through into an entrance vestibule with an integral doormat. The primary front door leads into the living room.

The living room has two upvc double glazed windows to the front aspect with a radiator beneath & access into the kitchen.

The kitchen has a matching range of cupboards at base & eye level with drawers & display cabinets. A four ring ceramic hob is set into the work surface with an oven below. A sink with side drainer is set into the work surface with splashback tiling surrounding, space and plumbing for a washing machine & space for an upright fridge/freezer. A upvc double glazed window to the front aspect & a cupboard housing the boiler with storage below.

An inner hallway gives access to the remainder of the accommodation.

The master bedroom has a upvc double glazed window to the rear aspect with a radiator beneath & space for storage and cupboards.

The second bedroom has a upvc double glazed window to the rear aspect with a radiator beneath.

The bathroom comprises a bath with a wall-mounted shower, floor-to-ceiling tiling, a WC, and a wash basin. There is a upvc double glazed window to the side aspect, a heated towel rail & an extractor fan.

Garage/Parking

The property is conveyed with a garage in a block with an up & over door, plus there is ample of additional car parking.

Estate Agents Note:

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	14'1" (4.31m) x 11'4" (3.45m)
Kitchen	10' (3.05m) x 5'10" (1.78m)
Bedroom 1	11'8" (3.56m) x 5'10" (2.68m)
Bedroom 2	9' (2.75m) x 6'11" (2.12m)
Bathroom	5'10" (1.79m) x 5'4" (1.64m)

