

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A MODERN ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
SET IN THE HEART OF WARHAM TOWN CENTRE
INTERNAL VIEWING RECOMMENDED
NO FORWARD CHAIN





Fleur De Lis, Pound Lane, BH20 4FN

PRICE £130,000

The Property:

A beautifully appointed and tastefully decorated one bedroom home located on the second floor accessed via lift and stairs.

Offering a spacious entrance hallway which leads to a utility cupboard, housing the washer dryer and offering additional storage.

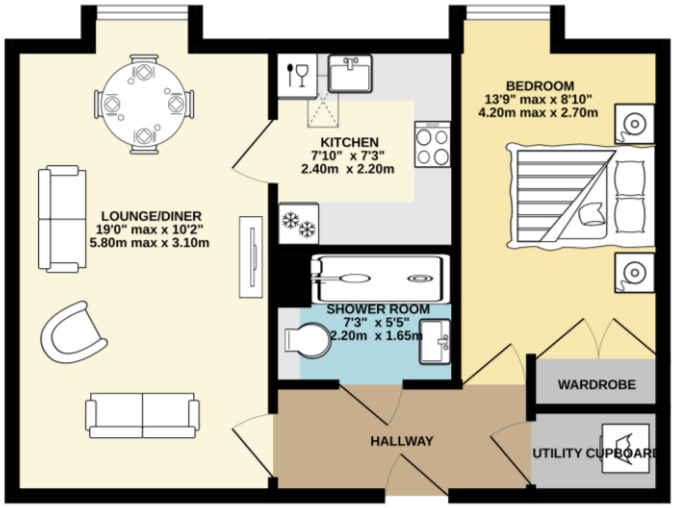
A sizable lounge/diner gives ample space for everything you need within your day to day life.

The kitchen is elegantly fitted with stone worktops and a comprehensive range of base units and walls units integrated appliances including: fridge/freezer, dishwasher, oven, hob and microwave.

The bedroom you will find fitted wardrobes to one wall and ample space for further free-standing furniture.

The luxury shower room has fully tiled walls and flooring consisting of a large shower cubicle, wash basin set into a vanity unit and W.C.

2ND FLOOR



Communal Areas:

Fleur De Lis is a modern development with a host of communal facilities a welcoming communal lounge and landscaped gardens are wonderful places to relax and enjoy with neighbours, friends and family. A spacious guest suite is also available for visiting family and friends. Throughout the building are 24 hour emergency hand pull cords.

Lease:

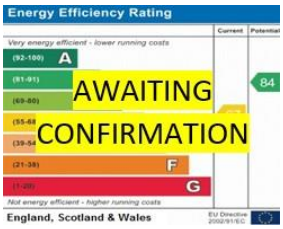
Lease & service charge details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

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 & a Farmers Market on alternative Thursday's.

Measurements:

Lounge/Diner	19'10"	(6.04m) x 10'2" (3.1m)
Kitchen	7'10"	(2.39m) x 7'3" (2.21m)
Bedroom	13'9"	(4.19m) x 8'10" (2.69m)
Shower Room	7'3"	(2.21m) x 5'5" (1.65m)









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sales@purbeckproperty.co.uk

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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.