



St Martins Lane
Wareham, BH20 4HF

£1,050 PCM



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- Two Double Bedrooms
- Ground Floor Appartment
- Private Entrance
- Nearby Transport Links
- One Allocated Parking Space
- Walking Distance To Town Centre
- Recently Decorated
- Modern Shower Room
- Modern Kitchen
- Close To Wareham Walls





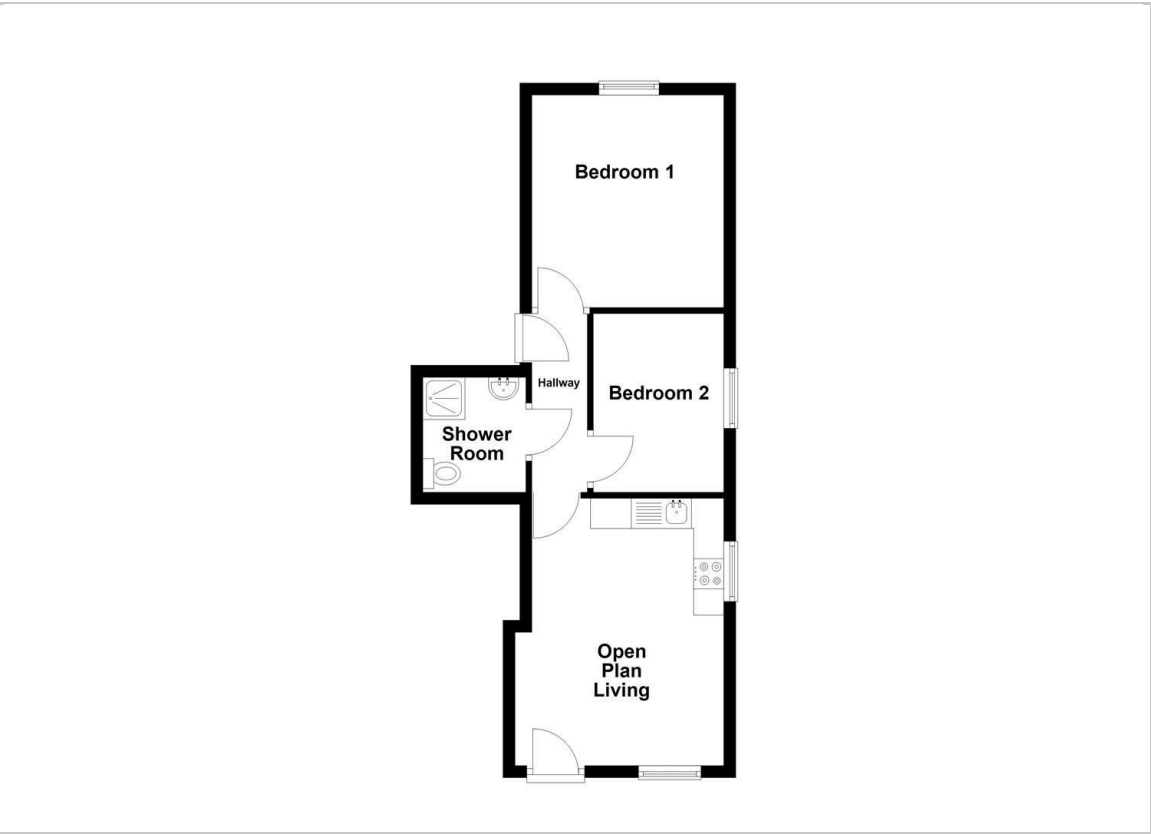
A modern TWO BEDROOM GROUND FLOOR apartment in Wareham, Dorset. The property comprises an OPEN PLAN living area with MODERN fitted kitchen, two DOUBLE bedrooms, and a CONTEMPORARY bathroom.

The property benefits from a private entrance with level access, modern fixtures throughout, located close to local amenities and transport links. There is also access into the property via the side of the building making it convenient from the allocated car parking space.



Positioned near the town centre and a short stroll to the historic Saxon

Wareham Walls. Wareham is a fantastic location with train links directly to Weymouth and London Waterloo along with bus routes to Swanage and Poole.



Lounge Area
14'6" x 11'4" (4.44m x 3.47m)

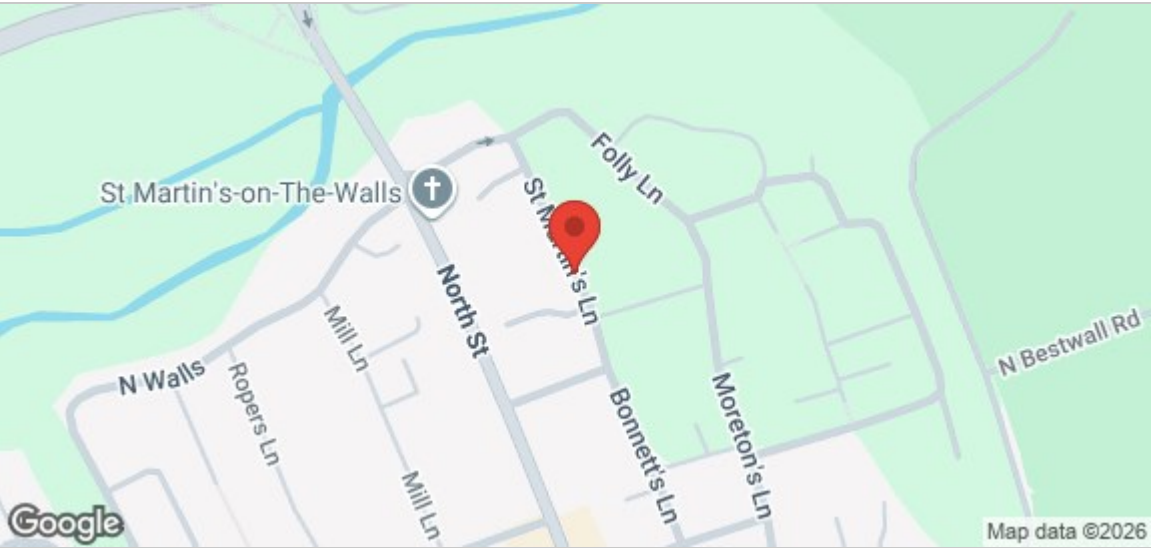
Kitchen Area
8'9" x 7'4" (2.69m x 2.26m)
2.69m x 2.26m (8' 10" x 7' 5") Range worktops with breakfast bar, soft close cupboards and drawers. Integral electric hob and oven and filtration hood over, washing machine and fridge freezer. Stainless steel 1.5 bowl sink with mixer tap. Cupboard housing gas fired boiler serving heating radiators and hot water.

Bedroom One
10'5" x 11'6" (3.19m x 3.53m)

Bedroom Two
10'3" x 7'4" (3.14m x 2.25m)

Lettings Additional Information.
The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Ground Floor Apartment
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas Central Heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		