



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS, 2 BEDROOM FIRST FLOOR RETIREMENT FLAT
SET IN THE HEART OF WAREHAM TOWN, WITH A HOST OF COMMUNAL
AREAS.
NO FORWARD CHAIN**



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

PRICE £135,000

The Property:

Set on the first floor of this block of apartments for the over 60's is this spacious & double aspect flat.

Accessed via a secure communal door with access to the communal facilities & stairs or a lift to the first floor accommodation.

The property is entered through a secure double lock front door leading through into the entrance hallway which has the door entry phone system & a spacious airing/storage cupboard with shelving.

The spacious living room comprises of a upvc double glazed window overlooking the rear communal garden & a wall mounted electric heater.

The kitchen has a matching range of cupboards at base & eye level with soft-closing drawers. There is a four-ring ceramic hob set into the work surface with a chimney-style extractor fan above & an oven below. A sink with side drainer is set into the work surface, with splashback tiling surrounding, & a upvc double glazed sash window overlooks the front aspect. The surrounding work surface also incorporates a breakfast bar. Additional integral appliances include an oven & grill space, a wall mounted electric heater, a fitted dishwasher which is plumbed in & ready to use & space for an upright fridge/freezer.

Bedroom 1 is double sized room with a upvc double glazed sash window to the front aspect & a wall mounted electric heater. The room benefits from 2 double door wardrobes with hanging rails & storage space.

The second bedroom is a double sized room with a upvc double glazed sash window to the front aspect & an electric heater.

The shower room comprises of a double shower cubicle with a handrail & a wall mounted electric shower, floor to ceiling tiling, a WC & a wash hand basin. An opaque upvc double glazed window overlooks the rear garden. There is also a heated towel rail, wall mounted electric heater and medicine cabinet.

Measurements:

Lounge	15'9" (4.81m) x 18'8" (5.64m)
Kitchen	10'6" (3.20m) x 7' (2.14m)
Bedroom 1	13'7" (4.14m) x 8'9" (2.67m)
Bedroom 2	13'7" (4.14m) x 7'3" (2.21m)
Bathroom	7'5" (2.27m) x 5'8" (1.72m)

Communal Areas:

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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.