



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A 2 DOUBLE BEDROOM FLAT WITH VIEWS OF WAREHAM TOWN CENTRE & WITHIN  
WALKING DISTANCE TO THE LOCAL AMENITIES  
NO FORWARD CHAIN  
CASH BUYERS ONLY**



North Street, Wareham, Dorset, BH20 4AB

**PRICE £159,950**



**Location:**

The property is located in the centre of Wareham, which is a Saxon walled town with its own train station 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 and the museum. There is also a popular market every Saturday on Wareham quay.

# North Street, Wareham, Dorset, BH20 4AB

## PRICE £159,950

### The Property:

This characterful flat is accessed through communal doors both at the front & at the rear. There are stairs up to the first floor where there is a private front door & leading through into the entrance hallway. Access to the loft is via a hatch & there is an open plan kitchen/ living room.

The living room has stripped wood flooring flowing throughout & a sash window overlooking the rear aspect. The feature of the room is a chimney breast with alcoves either side comprising of shelving, a radiator & a storage cupboard housing the hot water tank.

The kitchen has a matching range of cupboards at base & eye level with additional display cupboards. A four ring gas hob is set into the work surface with a fitted oven below & splash back tiling surrounding with a sink & side drainer also set into the work surface. There is space for an upright fridge freezer, space & plumbing for a dishwasher & washing machine. A sash window is overlooking the rear aspect & there is a breakfast bar with cupboards & drawers below.

Bedroom 1 is a double sized room with a sash window to the front aspect with a radiator below & shelving in an alcove.

Bedroom 2 is a double sized room with a sash window to the front aspect & a radiator.

The bathroom comprises of a wc, a wash hand basin, a bath with wall mounted shower attachment & splash back tiling surrounding. There are also a shelves & a radiator.

### Garage/ parking

The property is conveyed with an allocated parking space.

### Lease:

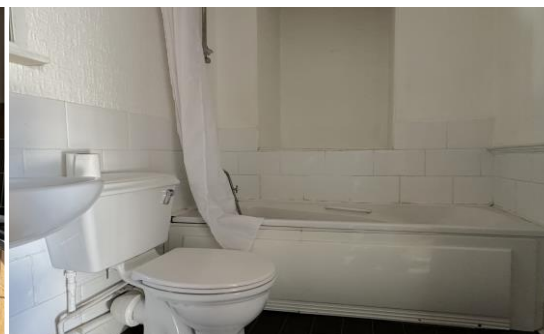
The vendor has notified Purbeck Property that this flat has approximately 46-years left on the lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

### Measurements:

Lounge	14'1"	(4.29m)	x	15'3"	(4.67m)
Kitchen	7'4"	(2.24m)	x	10'3"	(3.14m)
Bedroom 1	13'	(3.98m)	x	11'4"	(3.47m)
Bedroom 2	12'10"	(3.93m)	x	12'6"	(3.82m)
Bathroom	6'11"	(2.11m)	x	5'7"	(1.72m)



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



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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.