



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS & MODERN TWO DOUBLE BEDROOM
RETIREMENT FLAT SET IN THE HEART OF WAREHAM TOWN CENTRE
& BENEFITING FROM A RANGE OF COMMUNAL FACILITIES.
NO FORWARD CHAIN**



Hillyard Court, Mill Lane, Wareham BH20 4QX

PRICE £110,000

The Property:

Accessed via a secure communal door with stairs or a lift to the second floor. This property is entered through a double locked door leading into the entrance hallway where there is an electric heater and access to the lounge.

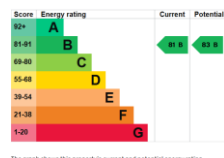
The lounge has a upvc double glazed window to a southerly aspect overlooking the communal grounds with an electric heater and a storage cupboard with shelving. The feature of the room is a fireplace with an inset electric flame effect to set fire & there is also a hand pull cord for 24 hour emergencies.

The modern fitted kitchen has a double glazed Velux window to the rear aspect and a range of cupboards at base & eye level with drawers. Integral appliances include a four-ring induction hob set into the work surface with an extractor and light above, a fitted oven. A sink with side drainer set into the work surface with splash back tiling surrounding. There is space for an under counter appliance

The master bedroom has a upvc double glazed window overlooking the grounds & an electric heater. The room benefits from a double concertina door wardrobe with hanging rail and storage space. There is also hand pull cord for 24 hour emergencies.

The second bedroom is a double sized room with a upvc double glazed window overlooking the communal grounds. There is a double door wardrobe, an electric storage heater & a hand pull cord for 24 hour emergencies.

The modern bathroom comprises of a wc, a wash hand basin set into a vanity unit with storage below & double shower cubicle with a grab handle & an electric shower attachment. The room is fully tiled has an extractor fan, a heated towel rail, a sky light, a mirror & a hand pull cord for 24 hour emergencies.



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

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.

Measurements:

Lounge	17'7" (5.25m)	x	10'11" (3.30m)
Kitchen	6'8" (2.04m)	x	8'4" (2.54m)
Bedroom 1	12'9" (3.89m)	x	8'10" (2.70m)
Bedroom 2	10'2" (3.09m)	x	8'10" (2.89m)
Bathroom	6'8" (2.03m)	x	5'7" (1.70m)

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.



Bournemouth Energy Floor Plans are provided for illustration purposes only. Not drawn to scale, unless stated and accepted on responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 1/8 in. 3 mm. Total space area shown on the plan may include all internal balconies, terraces and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 555000)

Plan produced using PlanIt



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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 consulting 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.