



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS 2 DOUBLE BEDROOM RETIREMENT FLAT SET  
IN THE HEART OF WAREHAM TOWN CENTRE WITH SOUTHERLY VIEWS  
OVER THE COMMUNAL GARDENS.  
NO FORWARD CHAIN**



Hillyard Court, Mill Lane, Wareham BH20 4QX

**PRICE £120,000**



**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.



# Hillyard Court, Mill Lane, Wareham BH20 4QX

## PRICE £120,000

### The Property:

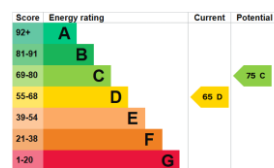
This spacious & modern flat for the over 60's is accessed via a secure communal entry door with stairs or lift to the first floor.

Set on the southern side of the development with views from the bedrooms & living room over the communal gardens this flat is at the end of the block with nobody above you. The private front door gives access to a hallway with internal doors off to all the rooms. There is a spacious storage cupboard & an alcove with hanging rail, ideal for coats & shoes.

The spacious lounge has a upvc double glazed window overlooking the gardens. There is a modern electric fire with mantel shelf above & hearth below. There is an electric radiator & wall lights.

A square arch gives access to the modern kitchen which has a range of modern base & eye level units with soft closing drawers. Fitted appliances include an oven & 2 ring electric hob with an extractor over. There is space for a fridge/freezer. A sink with side drainer is set into the work surface with splash backs surrounding.

The master bedroom has a upvc double glazed window overlooking the gardens. The room benefits from fitted full length wardrobes & an electric radiator.



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

The second bedroom is a double sized room with upvc double glazed windows overlooking the gardens.

The modern shower room has a suite comprising of a spacious walk-in shower cubicle, a sink set into a vanity unit & a wc. There is splashback tiling surrounding, a heated towel rail & an extractor fan.

Please note that each of the rooms have hand pull cords which connect to care line for emergencies.

### Measurements

|             |                                   |
|-------------|-----------------------------------|
| Lounge      | 18'3" (5.05m) x 11'4" (3.04m) max |
| Kitchen     | 8'5" (2.05m) x 5'10" (1.07m)      |
| Bedroom 1   | 15'1" (4.08m) max x 8'10" (2.07m) |
| Bedroom 2   | 15'1" (4.06m) x 8'6" (2.06m)      |
| Shower Room | 6'8" (2m) x 5'6" (1.69m)          |

### 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.

