



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

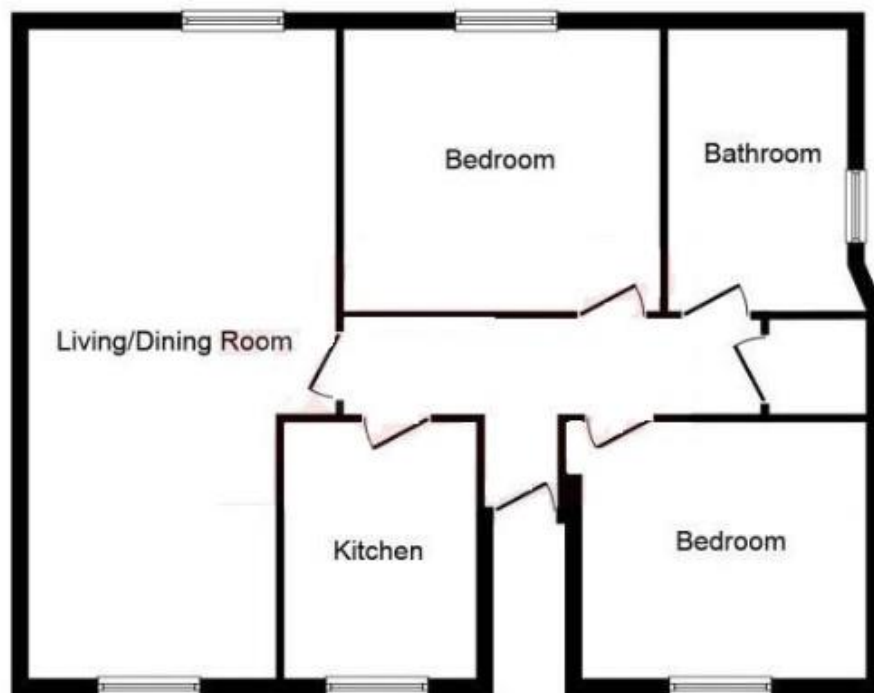
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED 2 DOUBLE BEDROOM APARTMENT
SET IN THIS HISTORIC BUILDING IN WAREHAM TOWN CENTRE.
VENDOR SUITED WITH A COMPLETE CHAIN.**



The Old Brewery, Pound Lane, Wareham BH20 4LQ

PRICE £250,000



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Location:

The property is located in the centre of Wareham, which is a Saxon Walled town with 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 and the museum. There is also a market set on the Quay every Saturday.

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The Property:

This well-presented apartment is accessed via its own flight of stairs with a double locked front door leading through into the entrance hallway which has tiled flooring flowing throughout, a radiator, access to the loft via a hatch & a spacious cupboard housing the boiler with shelving.

The living room enjoys a double aspect with a double-glazed window to the front aspect with a radiator beneath currently used as a dining area with the lounge area having a double-glazed window to the rear aspect with a radiator beneath.

The modern kitchen has a continuation of the tiled flooring from the hallway. There is a matching range of cupboards at base level with a four-ring gas hob set into the work surface with extractor & light above & an oven below. A sink with side drainer set into work surface with splashback tiling surrounding. There is space and plumbing for a washing machine, space for additional under the counter appliances, shelving, spotlights, double glazed window to front aspect and a glass fronted display cupboard.

Bedroom one is a spacious double room with a double-glazed window to rear aspect with a radiator beneath.

Bedroom two is also a spacious double room with a double-glazed window to the front aspect with a radiator beneath.

The bathroom has a modern suite comprising of a wc, a wash hand basin, a shower cubicle with a wall mounted shower & a bath with a shower attachment. The room has floor to ceiling tiling, a heated towel rail, shaver point & a double glazed Velux window.

Parking:

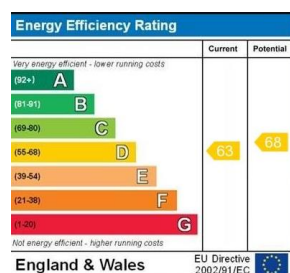
The property is conveyed with an allocated parking space.

Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of a 999-year 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	26' (7.62m) x 11'7" (3.53m)
Kitchen	9'11" (3.03m) x 7'8" (2.35m)
Bedroom 1	11' (3.36m) x 10' (3.06m)
Bedroom 2	12'2" (3.72m) x 10'10" (3.31m)
Bathroom	10'8" (3.25m) x 8' (2.44m)



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.