



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

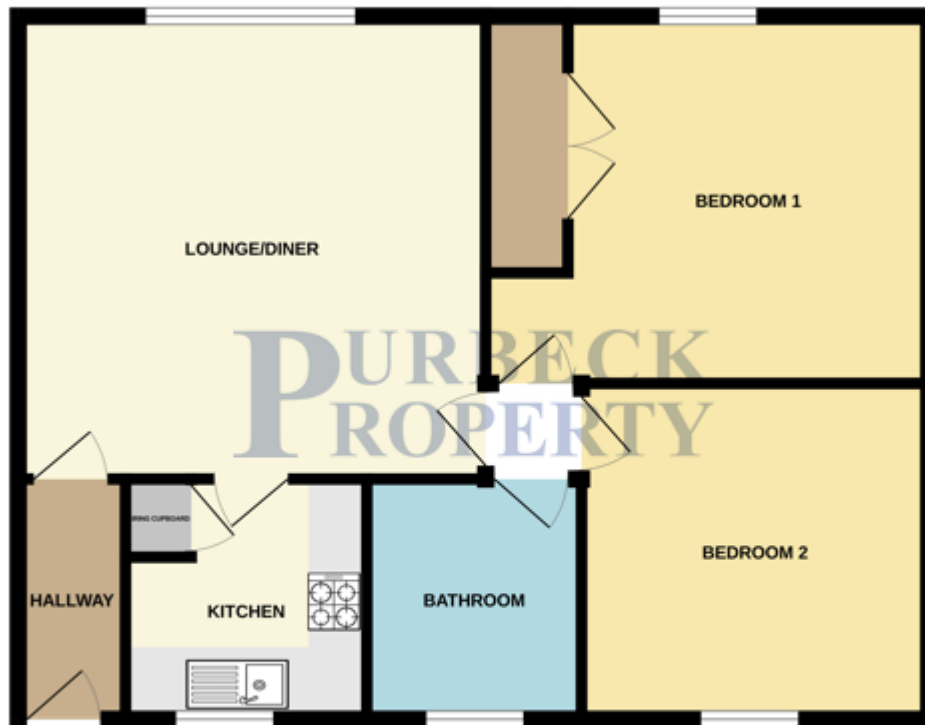
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT
SET IN THE HEART OF WAREHAM TOWN CENTRE
BENEFITTING FROM A GARAGE WITH PARKING INFRONT
NO FORWARD CHAIN**



Dollins Court St. Martins Lane BH20 4JE

PRICE £220,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2024

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.

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The Property:

This first floor flat is accessed via an opaque double glazed front door into the entrance hallway, which benefits from wood laminate flooring & a glazed panel door leading into the living room.

The living room has a upvc double glazed window overlooking the front aspect, with an electric radiator below, & provides access to the kitchen.

The kitchen is fitted with a matching range of cupboards at base & eye level with soft closing drawers. There is space & plumbing for a washing machine, space for an upright fridge/freezer & space for an electric cooker. A sink with side drainer is set into the work surface with splashback tiling surrounding & a upvc double glazed window overlooking the rear aspect. An extractor hood is positioned above the cooker space & there is also an airing cupboard housing the hot water tank with shelving below.

The master bedroom is a double sized room which has a upvc double glazed window overlooking the front aspect, with an electric radiator beneath & an integral wardrobe with hanging rail & shelving above.

The second bedroom is also a double sized room & has a upvc double glazed window overlooking the rear aspect, with an electric radiator below.

The bathroom comprises of a WC, a wash hand basin & bath with an electric shower with splash back tiling, there is a heated towel rail & an opaque upvc double glazed window overlooking the rear aspect.

There is access to the loft via a hatch.

Garage & Parking:

The property is conveyed with a garage with an up and over door & parking available in front.

Garden:

An exterior staircase leads up to a terrace-style balcony area, providing access to the flat.

Measurements:

Lounge	15'9" (4.81m) x 14'8" (4.29m)
Kitchen	8'1" (2.47m) x 7'8" (2.33m)
Bedroom 1	11'11" (3.65m) x 12'5" (3.80m)
Bedroom 2	8'8" (2.64m) x 11'5" (3.49m)
Bathroom	8' (2.48m) x 5'10" (1.80m)

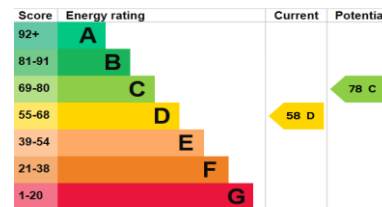
Lease:

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 and supporting documentation.

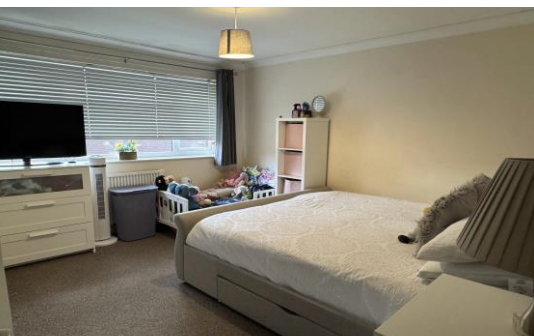
Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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



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Dorset, BH20 4LR
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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.