



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
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**FREEHOLD 1 BEDROOM FIRST FLOOR FLAT IN THE
HEART OF WAREHAM TOWN CENTRE
WITHIN WALKING DISTANCE OF THE TRAIN STATION
WITH COMMUNAL GARDEN & A GARAGE
INTERNAL VIEWING RECOMMENDED**



Coopers Close, Wareham, BH20 4RB

PRICE £192,000

The Property:

The property is accessed via a communal door with stairs leading up to the first floor flat. This entrance is only for two properties with a secured double lock front door leading through into the entrance hallway. There is access to the loft via a hatch, a storage cupboard & an airing cupboard housing a hot water tank with slatted shelving.

The spacious living room has 2 wall mounted electric heaters & a upvc double glazed window overlooking the front aspect.

The kitchen has a upvc double glazed window overlooking the rear aspect & comprises of a matching range of cupboards at base & eye level with soft closing drawers. A four ring ceramic hob is set into the work surface with fitted oven below & an extractor hood above. A sink with a side drainer is set into the work surface, there is space & plumbing for a dishwasher & a washing machine with additional space for an under the counter appliances.

The double sized bedroom enjoys a double aspect with a upvc double glazed window to the side & to the rear & a wall mounted electric heater.

The modern bathroom comprises of a WC, a wash hand basin set into the vanity unit with storage below & a double ended bath with a wall mounted electric shower. There's floor to ceiling tiling, an opaque upvc double glazed window to the side aspect, a heated towel rail, an extractor fan & a wall mounted mirror fronted cabinet.

Garage/ Parking/ Garden:

The property is conveyed with a garage with an up & over door. Cooper close is set within well attended communal gardens. The property has its own private outside space with a shed for storage.

Measurements:

Lounge	15'11" (4.88m) x 11'10" (3.63m)
Kitchen	7'7" (2.31m) x 6'10" (2.08m)
Bedroom	14'2" (4.31m) x 11'11" (3.64m)
Bathroom	7'5" (2.26m) x 5'5" (1.65m)

Lease:

The vendor has notified Purbeck Property that this apartment has the remainder of a 99 -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.



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.

Energy rating and score

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

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

