



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A REFURBISHED 2 BEDROOM GROUND FLOOR FLAT BENEFITTING
FROM ITS OWN ENCLOSED GARDEN & A NEW LEASE.
SET IN THE HEART OF WAREHAM TOWN CENTRE.
INTERNAL VIEWING HIGHLY RECOMMENDED**



North Street, Wareham, Dorset BH20 4AG

PRICE £285,000

GROUND FLOOR



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.
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Location:

The property is set in the heart of the Saxon Walled Town of Wareham. 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. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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The Property:

This town centre ground floor flat is accessed, via a communal door with its own personal door, giving access to the property. Having gone through an extensive refurbishment project the property is modern throughout yet retaining a number of character features.

The hallway has laminate flooring & an electric heater.

The spacious living room has two secondary glazed windows to the side aspect & an electric heater. There is a useful alcove ideal for a television & space for an inset electric fireplace.

The kitchen has a matching range of cupboards at base & eye level with drawers & stone effect tiling surrounding. A four ring ceramic hob is set on to the work surface with oven below & a chimney style extractor fan above. Integral appliances include a washing machine, an upright fridge/freezer & wine racks. A sink with side drainer is set in the work surface with stone effect tiling surrounding. There is a door giving access to the rear garden with windows to either side. The room has an electric heater.

Off the kitchen is an inner hallway with a continuation of the laminated flooring & an airing cupboard housing the water tank & shelving.

A door gives access to the modern bathroom which comprises of a wc, a wash hand basin set on to a vanity unit & a shower cubicle with a wall mounted shower attachment. There is also an opaque secondary glazed window to the side aspect, an extractor fan, a wall mounted heater, an opaque window to the side aspect & a mirror fronted cabinet.

The master bedroom is set at the front property with a secondary glazed window with a window seat beneath & an electric heater.

The second bedroom has a secondary glazed window to the side aspect & an electric heater.

Garden:

The flat has its own enclosed garden which has a patio area abutting the property currently having a summer house with windows & power. There is also a decked area at the rear ideal for enjoying the afternoon sun.

Measurements:

Living Room	12'11" (3.95m) x 10'9" (3.29m)
Kitchen	12'6" (3.81m) x 11'10" (3.62m)
Bedroom 1	13'2" (4.01m) x 9'11" (3.02m)
Bedroom 2	8'6" (2.59m) x 8' (2.44m)
Bathroom	7'3" (2.23m) x 5' (1.54m)

Lease:

The property has a remainder of a 125 years lease.

Estate Agency Note:

Please note that the property has had the roof replaced recently & the flat has been refurbished throughout.



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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.