



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

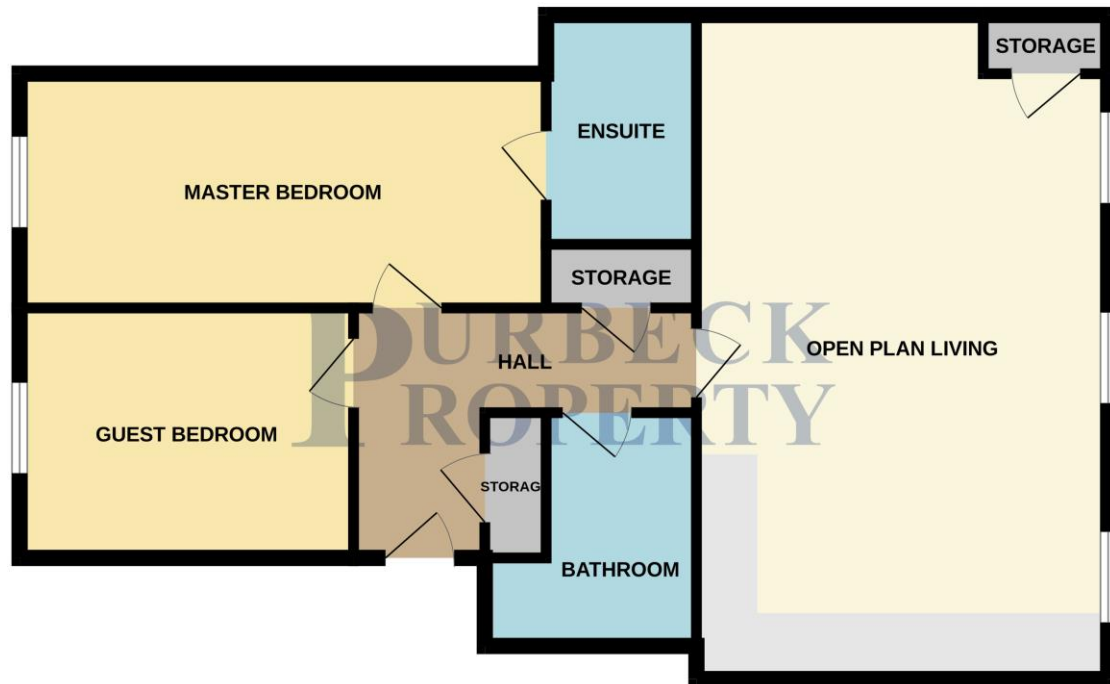
**AN IMMACULATE 2 DOUBLE BEDROOM APARTMENT SET IN  
THE RURAL LOCATION OF THE FARRAR ESTATE  
JUST OUTSIDE OF WAREHAM TOWN CENTRE.  
INTERNAL VIEWING RECOMMENDED**



# Farrer Estate, East Stoke, Wareham, Dorset BH20 6AT.

**PRICE £300,000**

## 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:

Set on the outskirts of the picturesque market town of Wareham is the Farrar Estate. A private development of apartments in a rural setting. Wareham is 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.

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### The Property:

This immaculate apartment is accessed via a secure community entry door leading through into well maintained communal areas with stairs up to the first floor.

A double locked front door leads through into the entrance hallway where there is an alarm panel, a communal entrance telephone, radiator & 2 useful storage cupboards with hanging rails & shelving.

Karndean flooring flows through into the spacious open plan living room/ kitchen. The living area having three double glazed sash windows overlooking the communal grounds, a radiator, a cupboard housing the boiler with storage below. The modern kitchen has a matching range of cupboards at base and eye level with soft closing drawers & a one and a quarter bowl sink with a triple side drainer set into a quartz work surface. Integral appliances include a four ring gas hob set into work surface with an extractor & light above with splashback behind, an oven, fridge, freezer, dishwasher, washing machine & a dryer.

The spacious master bedroom has a upvc double glazed sash window to the front aspect with a radiator beneath. There is access into the modern en suite which comprises of a wc with hidden cistern, a wash hand basin set into a vanity unit with storage below & a shower cubicle with a rainfall shower & splashback tiling surrounding. There is a heated towel rail, tiled flooring, an extractor fan & a fitted mirror.

The second bedroom is a double sized room with a upvc double glazed sash window to the front aspect with a radiator beneath.

The modern family bathroom has a wc with a hidden cistern, a wash hand basin set into a vanity unit with storage below & a bath with a rainfall shower, splashback tiling surrounding & a glass shower screen. The room benefits from a heated towel rail, tiled flooring, a fitted mirror & an extractor fan.

### Garden:

The Farrar Estate is set in 17 acres of private land/gardens to walk around & enjoy.

### Lease:

The property has the remainder of a 999-year 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.

### Parking:

The property is conveyed with 2 allocated car parking spaces. There are additional visitors' spaces.

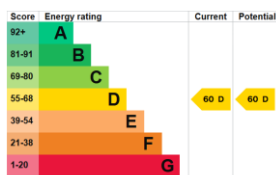
### Measurements:

Open Plan Living	24'1" (7.35m) x 14'11" (4.55m)
Bedroom 1	19' (5.81m) x 8'2" (2.50m)
En Suite	8'4" (2.55m) x 5'4" (1.64m)
Bedroom 2	11' 3" (3.45m) x 8'1" (2.48m)
Bathroom	8'4" (2.55m) x 7'8" (2.35m)

### Energy rating and score

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

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



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



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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.