



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**RECENTLY REFURBISHED 1 BEDROOM FIRST FLOOR RETIREMENT APARTMENT
WITH A RANGE OF COMMUNAL FACILITIES IN WAREHAM TOWN CENTRE.
INTERNAL VIEWING RECOMMENDED
NO FORWARD CHAIN**



Fleur De Lis, Pound Lane, BH20 4FN

PRICE £128,000

The Property:

A beautifully appointed and tastefully decorated first floor one bedroom apartment which has recently been refurbished throughout.

Offering a spacious entrance hallway with a good size utility cupboard housing the washer dryer.

A sizeable lounge/diner gives ample space for everything you need in your day to day life.

The kitchen is beautifully fitted with integrated appliances including, fridge/freezer, dishwasher, oven, hob and microwave.

The luxury shower room has tiled walls and flooring and consists of a large shower cubicle, wash hand basin set into a vanity unit and W.C.

The bedroom you will find Sharps fitted wardrobes to one wall and an additional wardrobe at the far end of the room.

Communal Areas:

Fleur De Lis is a modern development with a host of communal facilities a welcoming communal lounge and landscaped gardens are wonderful places to relax and enjoy with neighbours, friends and family. A spacious guest suite is also available for visiting family and friends. Throughout the building are 24 hour emergency hand pull cords.

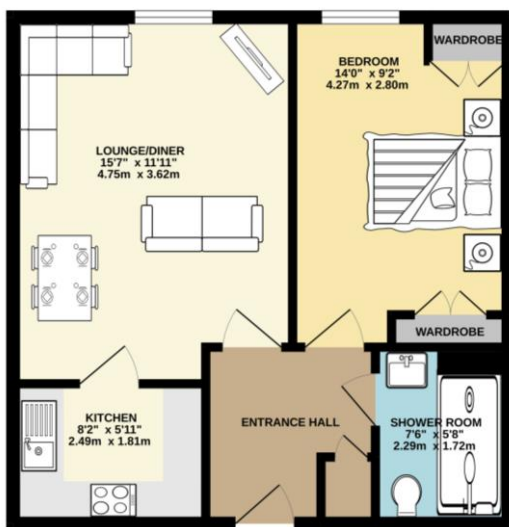
Lease:

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.

Location:

Wareham is a picturesque market town 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. There is also a market every Saturday & a Farmers Market on alternative Thursday's.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is given. Measurements are in metres unless stated otherwise. Made with SketchUp 2022.10.01

Measurements:

Lounge/Diner	15'7" (4.75m) x 11'11" (3.63m)
Kitchen	8'2" (2.49m) x 5'11" (1.80m)
Bedroom	14'0" (4.26m) x 9'2" (2.79m)
Shower Room	7'6" (2.28m) x 5'8" (1.73m)

Energy Efficiency Rating		Current	Potential
100-149	A		
150-179	B		
180-209	C		
210-239	D		
240-269	E		
270-289	F		
290-300	G		

AWAITING CONFIRMATION

England, Scotland & Wales



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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.