



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED TOP FLOOR FLAT SET IN THE HEART OF
WAREHAM TOWN CENTRE WITHIN WALKING
DISTANCE OF THE SHOPS & AMENITIES.
NO FORWARD CHAIN**



St Marys House, North Street, Wareham BH20 4AG

PRICE £200,000



Location:

The property is located in the centre of Wareham, which is a Saxon Walled town with 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 and the museum. There is also a popular market every Saturday on Wareham Quay.

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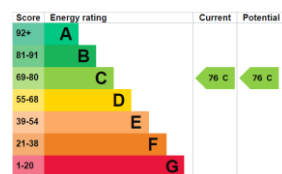
The Property:

This top floor flat is presented in good order & is accessed via a communal entry door with access to the main high street & to the rear where the parking is located. The properties front door leads through into a hallway which has an electric heater, storage cupboard with shelving and laminate flooring flowing throughout.

The living room has two upvc double glazed windows to the front aspect and two electric heaters, with a continuation of the wood laminate flooring from the hallway.

Off the living room is the kitchen which has a matching range of cupboards at base and eye level with drawers. There is space for under the counter fridge and freezer, space and plumbing for washing machine & space for upright electric cooker. A sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out to side aspect & there is a continuation of the laminate flooring from the living room. There is also an airing cupboard.

The master bedroom is a double sized room with two upvc double glazed windows to the front aspect & an electric heater. The room benefits from a range of fitted wardrobes with hanging rails and storage above.



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

The second bedroom is also a double sized room with a upvc double glazed window to the front aspect. There is an electric heater with the room benefitting from an integral double door wardrobe with hanging space and storage above.

The bathroom has a continuation of the laminate flooring from the hallway. There is a matching suite comprising of a wc, a wash hand basin & a bath with a shower attachment with splashback tiling surrounding. There is also a skylight & a mirror fronted cabinet.

Parking:

The property is conveyed with an allocated car parking space.

Lease:

The vendor has notified Purbeck Property that the property has a remainder of a 999 year lease from 2024. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

Measurements:

Lounge	16'7" (5.07m) x 10'8" (3.26m)
Kitchen	9'11" (3.03m) x 5'11" (1.81m)
Bedroom 1	12'10" (3.93m) x 8'10" (2.69m)
Bedroom 2	13'1" (3.99m) x 6'8" (2.04m)
Bathroom	6'8" (2.03m) x 5'10" (1.79m)



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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.