



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

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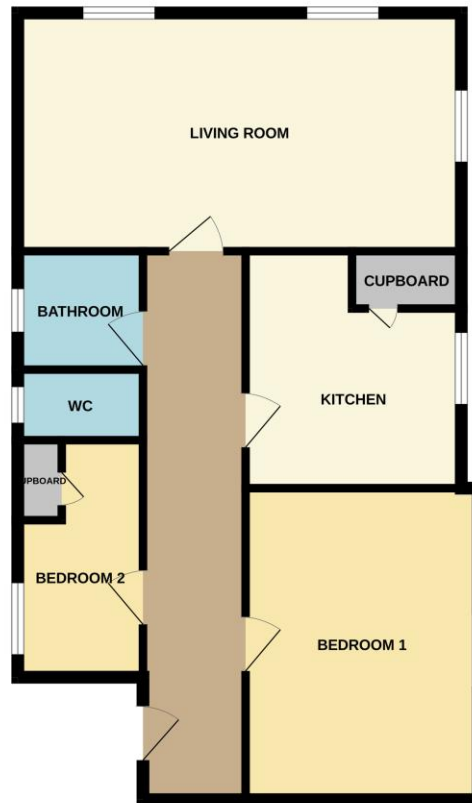
**A 2 BEDROOM FIRST FLOOR APARTMENT SET IN THE PRESTIGIOUS SANDFORD
HOUSE DEVELOPMENT WITH RURAL VIEWS & ACCESS TO ACRES OF WELL
MAINTAINED COMMUNAL GROUNDS.
NO FORWARD CHAIN**



Sandford House, Sandford Drive, Wareham BH20 7DH

PRICE £200,000

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 prestigious Sandford House development in Sandford with access to acres of well-maintained communal grounds. In Sandford itself is a doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. Wareham itself 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.

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The Property:

Set in this peaceful location with rural views this flat is accessed via a communal entry door (shared with only one other flat) with stairs to the first floor.

The flat is accessed via a glass panelled front door into the main hallway which access to the loft via a hatch & an electric storage heater.

The living room is a spacious room which enjoys a dual aspect with windows to the front & side, with the side having countryside views. The room has an electric storage heater.

The kitchen has a matching range of cupboards at base & eye level with drawers. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space & plumbing for a washing machine & space for an upright electric cooker. There is a built in airing cupboard housing the hot water tank & a upvc double glazed window to the front aspect.

The main bedroom is a spacious room with a upvc double glazed window to the front aspect & an electric storage heater.

The second bedroom is currently used as a hobbies room & has a double glazed window with views of the countryside. The room has a built in storage cupboard.

The flat has a bathroom & a separate cloakroom with the latter having a wc & a double glazed window to the rear aspect.

The bathroom has a bath with a shower attachment & a wash hand basin. An opaque double glazed window looks out to the rear aspect.

Parking:

The flats at Sandford House have a communal parking area.

Communal Gardens:

Sandford House is set down a sweeping driveway & is in acres of well-maintained grounds purely for the use of the residents.

Measurements:

Living Room	20'7" (6.23m) x 11' (3.35m)
Kitchen	10'11" (3.35m) x 9'10" (3.01m) max
Bedroom 1	14'4" (4.39m) max x 10'8" (3.26m)
Bedroom 2	10'11" (3.33m) x 5'5" (1.66m)
Bathroom	5'7" (1.73m) x 5'5" (1.67m)
Cloakroom	5'7" (1.73m) x 3'2" (0.98m)

Lease

The vendor has notified Purbeck Property that this apartment is leasehold with the residue of a 999 year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

