



**PURBECK
PROPERTY**

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IN WAREHAM**

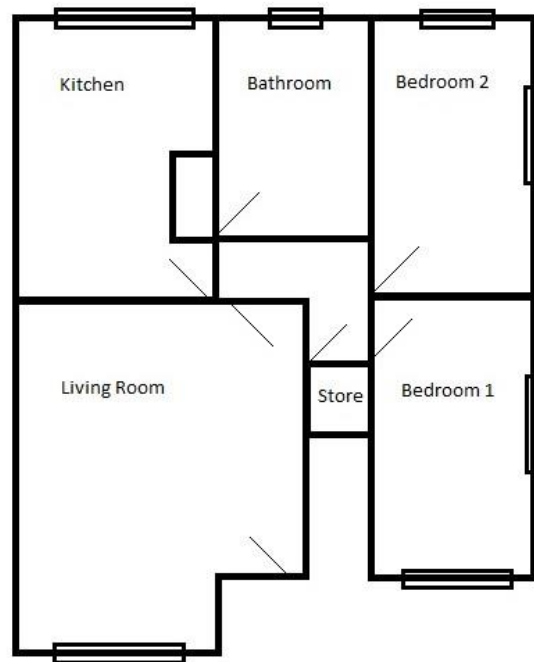
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**A WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT
SET IN THIS PICTURESQUE COASTAL VILLAGE.
INTERNAL VIEWING RECOMMENDED**



Chestnut Court, School Lane, West Lulworth BH20 5SN

PRICE £239,950



Location:

The property is located in the picturesque coastal village of West Lulworth, just a short walk to the famous Lulworth Cove, Durdle Door & The Jurassic Coast. The towns of Wareham & Wool are a short driveway with their shops, amenities & main line railway to London.

Wareham is a Saxon Walled town with its 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 market every Saturday.

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The Property:

This well presented flat is accessed via a double glazed front leading through into the entrance hallway, a further door leads through into living room which has a upvc double glazed window to the front aspect overlooking Bindon Hill. There is a wall mounted electric heater & access into an inner hallway which has wood laminate flooring throughout & an understairs storage space.

The wood laminate flows through into the kitchen which has a matching range of cupboards at base and eye level with soft closing drawers & a spacious larder cupboard. A four ring ceramic hob is set into the work surface with oven below and pullout extractor and light above; a sink with side drainer is set into the work surface with splashback tiling surrounding. There is space and plumbing for a washing machine & space for a tumble drier & for an upright fridge/freezer. A upvc double glazed window looks out over the rear to the communal garden.

The master bedroom is set at the front of the property and enjoys a double aspect with upvc double glazed windows to the front and to the side, the room benefits from a sliding door wardrobe with hanging rail and storage space above plus a wall mounted electric heater.

The second bedroom is a double sized room situated at the rear of the property with a upvc double glazed door out to the communal garden and a upvc double glazed window to the side aspect.

The bathroom has a matching suite comprising of a wc, wash hand basin & a bath with electric wall mounted shower with splashback tiling surrounding. There is tiled flooring, a heated towel rail & an opaque upvc double glazed window to the rear aspect.

Parking:

The property is conveyed with a garage with an up and over door.

Garden:

Chestnut Court is set within well kept communal grounds.

Measurements:

| | |
|-------------|-----------------------------------|
| Living Room | 14'7" (4.47m) max x 11'5" 93.49m) |
| Kitchen | 10'6" (3.21m) x 9'4" (2.85m) |
| Bedroom 1 | 14'7" (4.44m) x 7'8" (2.36m) |
| Bedroom 2 | 10'7" (3.23m) x 8' (2.44m) |
| Bathroom | 7'4" (2.23m) x 5'3" (1.61m) |

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.

