



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A TWO BEDROOM GROUND FLOOR FLAT OVERLOOKING COMMUNAL  
GARDENS WITH A GARAGE, SHED & WASHING LINE AREA IN  
WAREHAM TOWN CENTRE.  
NO FORWARD CHAIN**



# Coopers Close, Wareham, Dorset BH20 4RB

**PRICE £199,950**



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Plan produced using PlanUp.

## Location:

The property is set in the heart of the Saxon Walled Town of Wareham. 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. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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### The Property:

The property is accessed via a communal entry door into a communal hallway shared with 3 other flats. The front door leads into a vestibule with a hanging rail & storage space.

The living room is a spacious room with a upvc double glazed window with an electric heater beneath overlooking the communal garden. Off the living room is an inner hallway which gives access to the bedrooms & bathroom.

The kitchen is set off the living room, there is 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 for an upright fridge/freezer, space & plumbing for a washing machine & space for an upright cooker with an extractor hood above. A upvc double glazed window looks out to the front of the property.

The master bedroom is a generous sized room with a upvc double glazed window with an electric heater beneath looking out to the communal garden. There is a useful alcove ideal for a wardrobe or dressing table.

The second bedroom has a upvc double glazed window overlooking the front aspect with an electric heater beneath. There is a fitted wardrobe with hanging rail & storage space.

The shower room has a shower cubicle with a wall mounted electric shower, a wc & a wash hand basin. There is splash back tiling surrounding, an extractor fan, wall mounted heater & an opaque upvc double glazed window.

### Garage & Parking:

The flat is conveyed with a garage with an up & over door. There is visitor's car parking available.

### Garden:

The Coopers Close development is set within well-tended communal grounds. This flat comes with a shed & private washing line area.

### Measurements:

Living Room	16' (4.87m) x 13'2" (4.01m)
Kitchen	8' (2.44m) x 7'5" (2.28m)
Bedroom 1	12'8" (3.86m) x 11'10" (3.62m)
Bedroom 2	9'7" (2.92m) x 7'10" (2.38m)
Shower Room	6'4" (1.95m) x 5'4" (1.63m)

### 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

