



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929
556660

**A SPACIOUS TWO DOUBLE BEDROOM
FIRST FLOOR APARTMENT WITH SOUTHERLY VIEWS
NEAR THE QUAY IN WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



TRINITY CLOSE, WAREHAM, BH20 4LL

PRICE £299,950



Location:

The property is located at the south end of Wareham town centre, 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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PRICE £299,950

The Property:

The apartment is located at the quay end of Wareham town Centre, a stone throw from the river and benefitting of views over the Purbeck hills.

Steps lead up to the raised outside area of the apartment, there is space for hanging washing and for storage of bins. There is a communal area and a ramp leading to the upvc double glazed door of the flat.

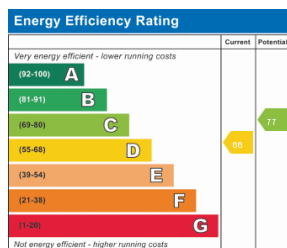
The entrance hall has a storage cupboard and dado railing. There is an additional door leading into the main hallway.

The main hallway benefits from a storage cupboard that houses the hot water tank. There are dado rails spanning the length of the hallway.

The kitchen diner has two double glazed windows, one to the front aspect of the property and one to the side aspect. There are a matching range of units at base and eye level, a free standing cooker with gas hobs and electric oven. There is splashback tiling surrounding all of the work surfaces and there is a one and a quarter sink with side drainer set into the work surface. Additionally there is a space and plumbing for a washing machine and upright fridge freezer.

The bathroom comprises of a 3 piece suite consisting of a wc, wash hand basin and bath with electric shower over. The bathroom has tiled walls and tile laminate flooring. There is a upvc double glazed window to the side aspect of the property with opaque glass. Additionally, there is a towel rail and radiator.

The south facing lounge is a generous size and has upvc double glazed door giving access to the balcony with window either side overlooking the water meadows and Purbeck hills.



Bedroom 1 is a large double and has two upvc double glazed windows overlooking the front aspect of the property with radiators beneath. There are ample built in storage cupboards with hanging rails and built in bedside draws. Mirrors are mounted on the front of two of the wardrobes.

Bedroom 2 is a good double size and has built-in storage cupboards. There is a southerly facing upvc double glazed window with radiator beneath overlooking the balcony.

The balcony is at the rear of the property and provides an area to overlook the well-kept communal gardens, additionally views across the Purbeck hills make for a tranquil place to sit and relax in the sun.

Garage:

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

Garden:

Trinity Close is set within well-tended communal grounds.

Lease:

The vendor has notified Purbeck Property that this apartment has a "share of the freehold" 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.

Measurements:

Living Room	18'04" (5.61m) x 12'00" (3.66m)
Kitchen	16'11" (5.17m) x 7'08" (2.34m)
Bedroom 1	12'10" (3.92m) x 15'04" (4.69m)
Bedroom 2	10'11" (3.35m) x 10'07" (3.23m)
Bathroom	6'11 (2.12m) x 4'10" (1.49m)
Garage	16'08 (5.10m) x 7'08" (2.36m)
Balcony	21'07 (6.58m) x 4'10" (1.48m)



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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.