



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

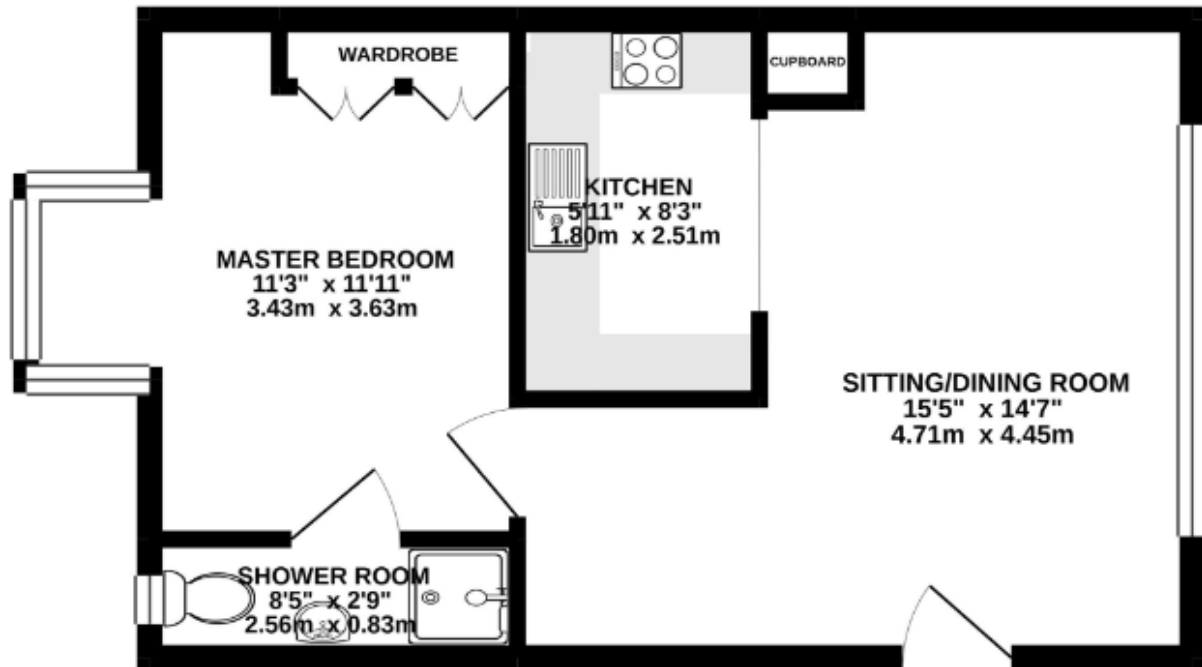
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT SET
JUST OUTSIDE OF WAREHAM TOWN CENTRE
WITH COMMUNAL GARDENS & PARKING.
NO FORWARD CHAIN**



Preston Court, Sandford Lane, Wareham BH20 4DX

PRICE £150,000



1 BED FF FLAT

TOTAL FLOOR AREA : 361 sq.ft. (33.6 sq.m.) approx.

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:

Wareham is a picturesque market town set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has 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 & the museum.

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The Property:

This well presented first floor flat is accessed via a secure communal door with stairs to the first floor communal landing & a secure front door leading through into the living room.

The living room has a upvc double glazed window overlooking the rear aspect, a wall mounted electric heater, a double door mirror fronted cupboard, a wall mounted communal entry phone & access to the loft via a hatch.

Set just off the living room is the modern kitchen which comprises of a four ring ceramic hob set into the work surface, with oven below & extractor & light above. A sink with side drainer is set into the work surface with splashback tiling surrounding. There are cupboards at base and eye level with drawers & shelving. There is also a wall mounted electric heater.

The bedroom has laminate flooring flowing throughout, a upvc double glazed box square bay window to the front aspect & a wall mounted electric heater. The room benefits from fitted wardrobes with hanging rails, shoe racks and storage space.

Off the bedroom is the en suite which comprises of a wc, a wall mounted wash hand basin & a shower cubicle with a concertina shower door, wall mounted electric shower with splash back tiling surrounding. The room also benefits from tiled flooring, a mirror fronted medicine cabinet, shaver point, a wall mounted electric heater, an extractor fan & an opaque upvc double glazed window to the front aspect.

Parking:

The property is conveyed with an allocated car parking space.

Garden:

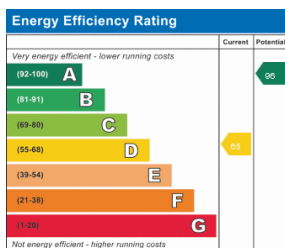
Preston Court is set in well-tended communal grounds.

Leasehold:

The property has the remainder of a 999 year lease. For further details & for the service charge please call our Wareham Office.

Measurements:

Lounge 15'5" (4.71m) x 14'8" (4.47m)
(L shaped at max measurements)
Kitchen 8'3" (2.52m) x 5' (1.54m)
Bedroom 11'4" (3.46m) x 10'9" (3.29m)
(into bay)
Shower Room 8'5" (2.58m) x 2'10" (0.86m)



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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.