



**PURBECK  
PROPERTY**

**ONLY 1% COMMISSION  
INCL VAT**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A REFURBISHED GROUND FLOOR RETIREMENT FLAT SET I  
In THE HEART OF WAREHAM TOWN CENTRE BENEFITTING FROM  
ITS OWN ENTRANCE & ACCESS TO COMMUNAL GROUNDS.  
NO FORWARD CHAIN**



# Hillyard Court, Mill Lane, Wareham, BH20 4QX

**PRICE £159,950**



**Total area: approx. 45.1 sq. metres (485.2 sq. feet)**

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

## 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. There is also a market every Saturday & a Farmers Market on alternative Thursday's.

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## PRICE £159,950

### The Property:

Set on the ground floor of this block of apartments for the over 60's is this well presented apartment.

The property is access via secure communal door or you have the benefit of your own entrance.

A secure front door leads through into the hallway which has the door entry phone system & a spacious airing/storage cupboard with slatted shelving.

The spacious living room has two upvc double glazed sash windows to the front aspect. On the side aspect is an opaque upvc double glazed door with a matching sash window to the side. The door with an integral door mat gives direct access to Mill Lane & to the communal gardens. Additionally, there is a wall mounted electric heater, a hand pull cord for 24 hour emergencies & a fireplace with marble effect base & hearth & wood frame surround.

The modern kitchen has a matching range of white gloss cupboards at base & eye level including two corner cupboards & soft closing drawers. There is a 2 ring ceramic hob set into the work surface with splash back tiling surrounding, a sink set into the work surface & space for an upright fridge/freezer. A upvc double glazed window looks out to the rear aspect & the flooring is tiled.

The bedroom has a upvc double glazed sash window to the front aspect, a wall mounted electric heater & a hand pull cord for 24 hour emergencies. A feature of the room is a spacious concertina door wardrobe with hanging rails & shelving.

The bathroom is set out as a wet room with a wall mounted electric shower with grab rails & glass shower screen. There is a wc & a wash hand basin. The room is fully tiled with an extractor fan, heated towel rail, a wall mounted heater & a hand pull cord for 24 hour emergencies.

### Measurements:

Living Room	18'8" (5.69m) x 10'6" (3.20m)
Kitchen	7'5" (2.27m) x 5'4" (1.64m)
Bedroom	15'4" (4.69m) x 8'10" (2.71m)
Bathroom	6'8" (2.04m) x 5'7" (1.70m)

### Agents Note:

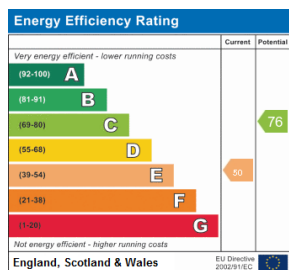
Please note that new carpets have been fitted throughout the apartment.

### Communal Areas:

Hillyard Court is set within well-tended communal grounds & has communal facilities including a laundry room, guest suite, residents lounge, communal car parking, lift to all floors & a house manager.

### Lease:

Lease & service charge details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.



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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.