

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**INVESTOR TO INVESTOR SALE**
**A FIRST FLOOR STUDIO FLAT IN THE HEART OF WAREHAM TOWN CENTRE**
**CASH BUYERS ONLY**





# North Street, Wareham, BH20 4AF

## PRICE £130,000

**The Property:**

The property is accessed via a communal entrance door with stairs leading up to the first floor landing. The front door leads through into an entrance vestibule with wood laminate flooring flowing through into the main studio.

In the main studio there is a upvc double glazed window overlooking the rear aspect. There are integral cupboards either side of the chimney breast with shelving, an electric heater & wood laminate flooring flowing through into the kitchen area.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers, a four ring ceramic hob is set into the worksurface with a fitted oven below as well as an extractor & a light above, a sink with side drainer is set into the work surface with splash back tiling surrounding. There are under lighters, shelving, space & plumbing for a washing machine, space for an upright fridge freezer, a cupboard housing the hot water tank & an electric heater.

The bathroom has a continuation of the wood laminate flooring & comprises a WC, a wash hand basin set into a vanity unit with storage below & a mirror-fronted cabinet. There is a bath with a separate wall mounted electric shower with splashback tiling surrounding, an extractor fan & a heated towel rail.

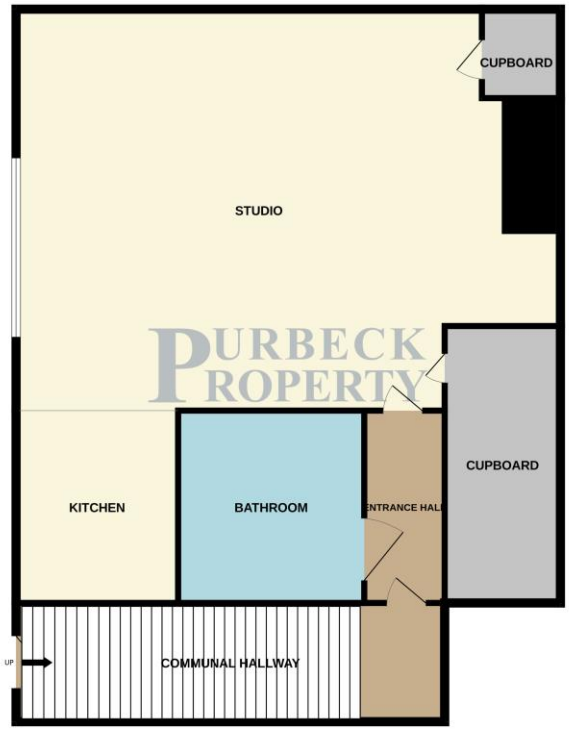
**Measurements:**

| | | | | |
|---|---|---|---|---|
| Kitchen | 6'2" | (1.89m) x | 9'2" | (2.79m) |
| Studio | 10'7" | (3.24m) x | 15'7" | (4.78m) |
| Bathroom | 4'6" | (1.38m) x | 6'2" | (1.87m) |

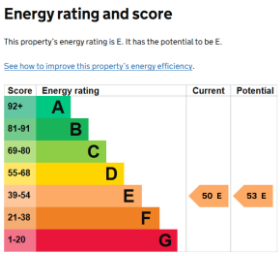
**Tenancy & Lease:**

For further information regarding the lease, service charges & tenancy agreement please call our Wareham office on 01929 556660. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

GROUND FLOOR




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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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.