



Town Centre, Wareham

2 Bedroom new build first floor apartment with parking
EPC Rating: Band B

£250,000 Leasehold

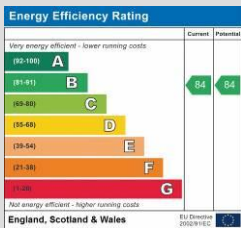




**Flat 4, 3 St Martins Lane,
Wareham, Dorset, BH20 4HF.**

FIRST FLOOR APARTMENT IN AN
EXCITING NEW BUILD TOWN CENTRE
DEVELOPMENT

- Available for immediate occupation
 - 2 Good size bedrooms
 - Spacious modern kitchen/living room
 - Luxury shower room
- 10 Year new home build guarantee
- Close to all amenities • Allocated parking space (ref: 835860)



Location

Wareham is a Saxon walled market town on the banks of the River Frome, with a wide range of amenities including shops, public houses, restaurants and cinema, with the train station providing a direct line to London Waterloo. The river Frome benefits from a marina and yacht club and gives boat access to Poole harbour.

The Development

Situated in the heart of Wareham town centre, within the walls, is this exciting brand new development of 6 two bedroom properties, which are available for immediate occupation. The properties are within close walking distance of all the amenities of Wareham including shops, restaurants, transport links and other amenities. Set over 3 floors, the development has been sympathetically designed to be in keeping with the heart of Wareham.

The Property

This first floor apartment offers 2 bedrooms which are serviced by a modern, luxury shower room with fitted shower cubicle, wash hand basin and wc. The combined kitchen and reception room offers a superb living space with a stunning high gloss white kitchen, with a full array of integrated appliances and electric hob, inset sink and a breakfast bar. The living room is well illuminated via two upvc double glazed sash windows and has space to unwind.

Externally, the property is accessed via a communal entrance hallway with stairs to the first floor landing. The apartment has one allocated parking space.



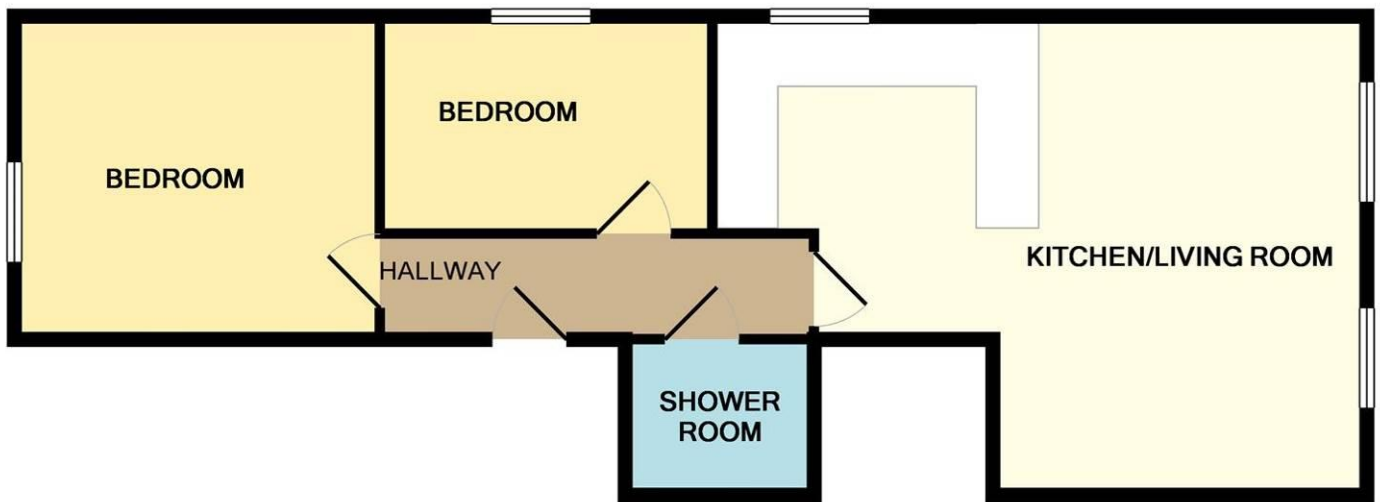
The local area



The local area



The local area



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2018

Kitchen/Living Room	6.35m (20'10) max x 4.43m (14'6) max
Bedroom 1	3.54m (11'7) x 3.17m (10'5)
Bedroom 2	3.15m (10'4) x 2.25m (7'5)
Shower Room	1.77m (5'10) x 1.56m (5'1)

Brochure prepared by Colin Harris

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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