



Mill Lane
Wareham, BH20 4QY

£195,000 Leasehold

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Mill Lane

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- One Bed Apartment
- Centrally Located
- One Car Parking Space
- Close to Local Amenities
- Close to Wareham Walls Walk
- Contemporary Living
- Transport Links Close-By
- Open Plan Living/Diner
- Modern Kitchen
- Well Presented Throughout





****ATTENTION FIRST TIME BUYERS****

Welcome to Mill Lane, and this beautifully presented one bedroom apartment that offers an excellent opportunity to acquire a contemporary home in a convenient and well connected area. Situated on Mill Lane, a quiet residential road located close to the High Street and Wareham Walls Walk.

The property is thoughtfully designed and finished to a modern standard throughout, flowing effortlessly from the private entrance and up the stairwell into the spacious and vibrant lounge/diner where adjacent the practical kitchen awaits with the bedroom and bathroom along the hall.

This property combines stylish interiors



with practical living, making it perfectly suited to first time buyers, investors, professionals, or those seeking a low-maintenance home close to the coast and countryside.

The accommodation is notably generous in proportion, with bright and airy rooms creating a welcoming sense of space throughout. Stepping through the front door, stairs rise to the hallway where the eye is immediately drawn towards the well proportioned lounge/diner, designed for comfortable day to day living and entertaining. There is ample amounts of space for a table and chairs, whilst the large featured double glazed windows offer a pleasant outlook towards mature trees and provides plenty of natural light. Leading through from the living accommodation is the well appointed, practical kitchen which includes both space and plumbing for a washing machine and electric cooker. Returning to the hallway, we are lead to the contemporary bathroom comprising a bath with shower over, W.C., and wash hand basin. Finally, at the end of the hallway is the spacious double bedroom situated at the front of the property, offering ample amounts of space for free standing storage units and a large double bed. The bedroom further includes a built in wardrobe.

A particularly valuable feature of the property is the benefit of its own car parking space, offering convenient parking in a central location.

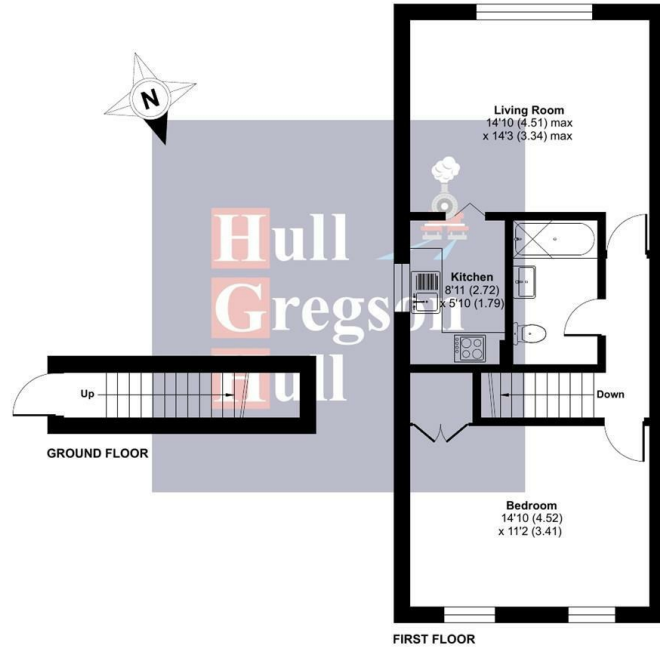
Mill Lane is ideally positioned within easy reach of the historic town centre of Wareham, well known for its charming riverside setting, independent shops, cafés, restaurants and excellent transport connections. The surrounding area also provides convenient access to the stunning Jurassic Coast, nearby beaches and an array of scenic countryside walks, making this an exceptional property for both permanent residence and weekend retreats alike.



Mill Lane, Wareham, BH20

Approximate Area = 577 sq ft / 53.6 sq m

For identification only - Not to scale



Bedroom
14'9" x 11'2" (4.52 x 3.41)

Living Room
14'9" x 10'11" (4.51 x 3.34)

Kitchen
8'11" x 5'10" (2.72 x 1.79)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. The vendors currently rent a garage on the site, call for further information.

Property type: Flat

Property construction: Standard

Tenure: Leasehold (No ground rent payable). We are advised that the annual maintenance charge is approximately £85 per month and the ground rent is £100 per annum. Pets are considered at the discretion of the management company and residential lets are allowed. Holiday lets are not.

Mains Electricity

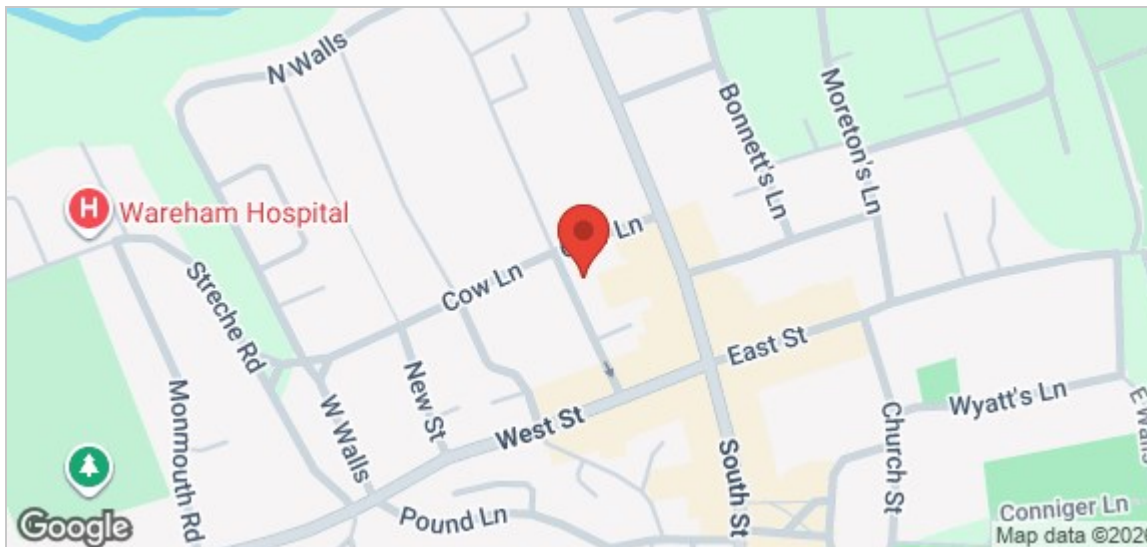
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	