



**5 STEEPWAYS, PEVERIL ROAD, SWANAGE**  
**£275,000 Shared Freehold**

This apartment is situated on the second floor of a superior block, which stands in a superb position on the Southern slopes of Swanage adjoining 'The Downs' and only a short distance from Durlston Country Park, the Jurassic coastal path and the town. The original property, formerly a Gentleman's residence, was constructed at the turn of the 20<sup>th</sup> Century although substantially altered and extended during the 1980s.

5 Steepways is modern throughout with a stylish neutral decor; the apartment has the advantage of impressive views from all principal rooms, landscaped communal grounds adjoining open country, and an allocated parking space.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Property Ref PEV1721

Council Tax Band B



The good sized living room enjoys views to the adjoining Downs as well as over Swanage Bay to Ballard Down. The kitchen/dining room enjoys unrivalled views across the Bay and is fitted with a range of contemporary units, contrasting worktops and integrated electric oven and gas hob. There is also access to a large roof space from the entrance hall.

The bedroom is a particularly spacious double and has views over Swanage to the Purbeck Hills. The modern bathroom with panelled bath with shower over completes the accommodation.

Outside, there are well tended communal grounds, which are mostly laid to lawn with shrubs and are surrounded by Purbeck stone walls. The apartment has the benefit of an allocated parking space.

**TENURE** Shared Freehold, 999 year lease from 2010. Shared maintenance liability £2,200 per annum, Pets are permitted, long lets and holiday lets are not.

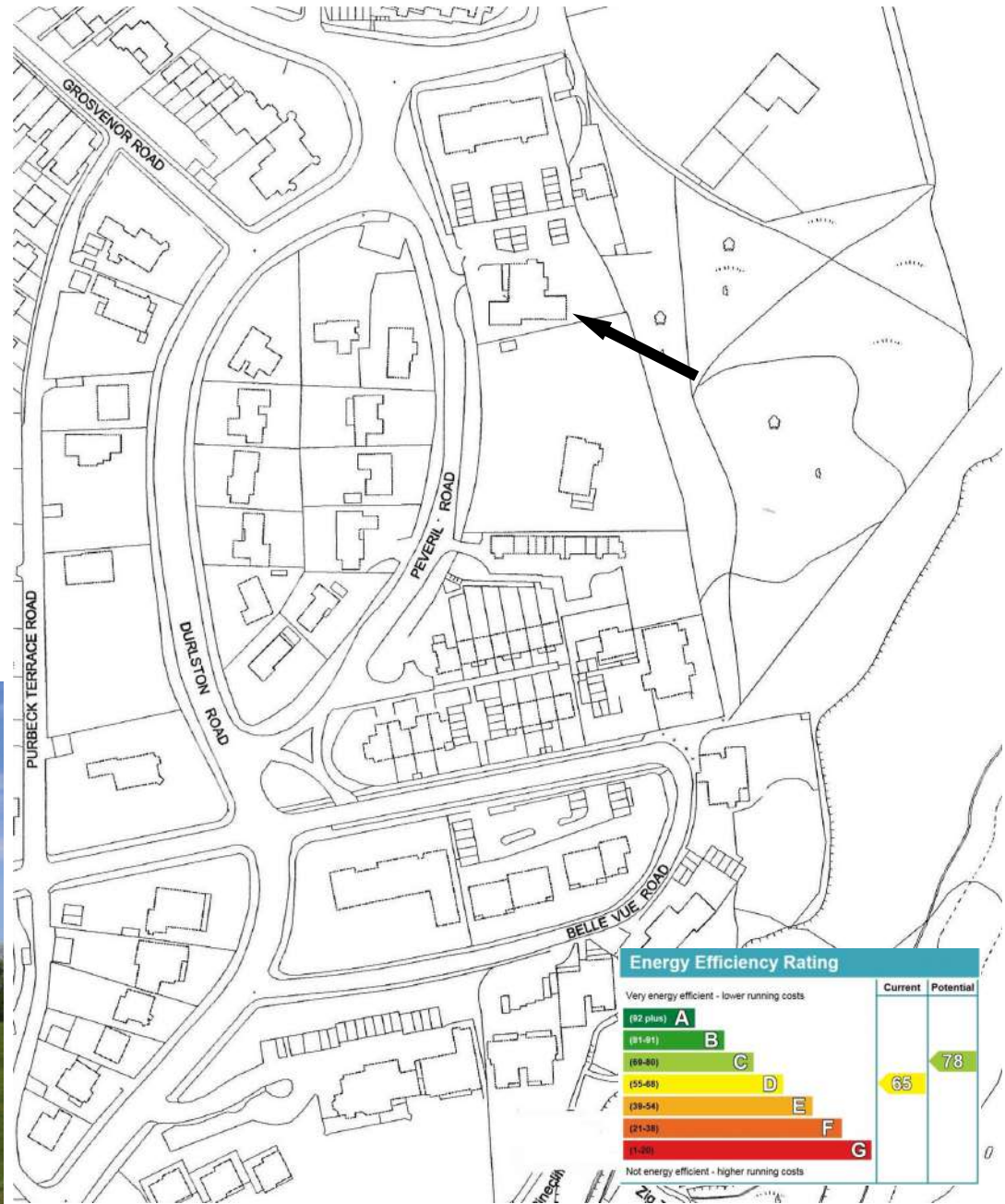
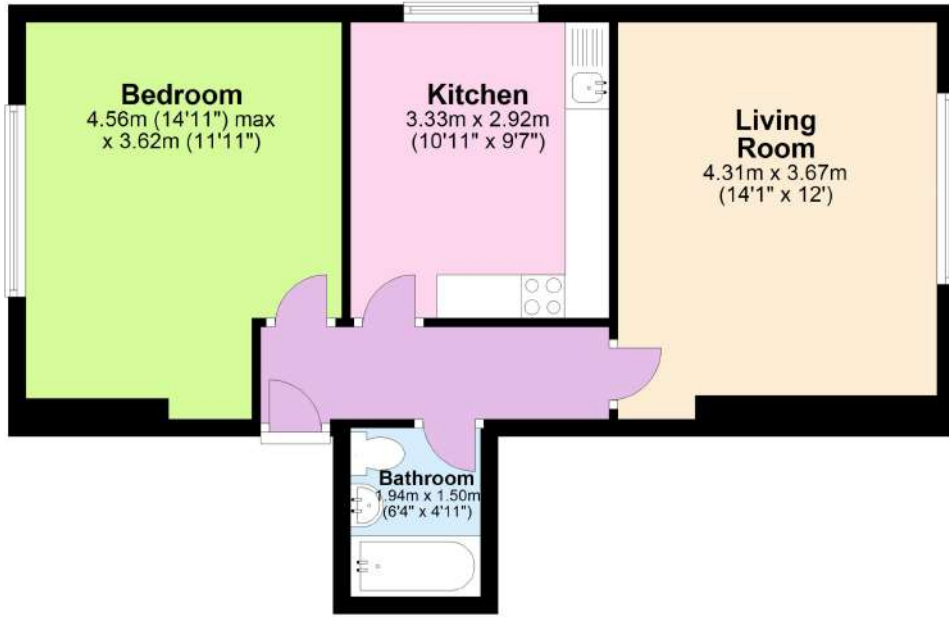
All viewings must be accompanied and are by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2DF**.



Communal Grounds

Total Floor Area Approx. 51m<sup>2</sup> (548 sq ft)

**Second Floor**



Location - Adjoining 'The Downs'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/ or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

