



**30 MOWLEM COURT, REMPSTONE ROAD, SWANAGE**  
**Guide £495,000 Shared Freehold**



This superb penthouse apartment is situated on the fourth floor of a popular purpose built block in the centre of Swanage, approximately 150 metres from the main shopping thoroughfare and a similar distance from the beach. The building was constructed in the early 1960s of brick with part Purbeck stone under a flat roof covering which has been replaced and the insulation substantially improved.

30 Mowlem Court commands magnificent views across Swanage Bay to the Isle of Wight in the distance from the principal rooms and a large secluded wrap-around roof terrace enjoys panoramic views of the sea and Purbeck Hills. Whilst in need of some updating the apartment does have the considerable advantage of lift access and a single garage.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

**VIEWING** By appointment only please through Corbens, 01929 422284. The postcode for this property is **BH19 1DR**.



The spacious entrance hall with second sitting area and sliding doors opening to the rooftop terrace, welcomes you to this penthouse apartment. The large living room has an attractive modern fire surround and a large picture window giving magnificent views over Swanage Bay. The good sized kitchen is fitted with a range of light wood units, contrasting worktops and has space for a breakfast table. There is also a separate WC/utility.

There are two double bedrooms of equal size, both having the benefit of recessed wardrobes and enjoying views across Swanage Bay to Peveril Point and the Isle of Wight in the distance. Bedroom two also has direct access to the large roof terrace. The spacious bathroom is fitted with a coloured suite including panelled bath and a separate shower cubicle and completes the accommodation.

Outside, the property has the considerable benefit of a large roof terrace measuring approximately 91m<sup>2</sup> (980 sq ft); it offers complete privacy and has panoramic views of Swanage Bay, the town and the Purbeck Hills. There is also a single garage (no:8) in a block at the rear of the building which is accessed from Horsecliffe Lane.

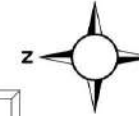
**TENURE** Shared Freehold. 997 year lease from 25 December 1962 with a shared maintenance liability which currently amounts to £2,019.32. Long lets are permitted, holiday lets are not, pets at the discretion of the Management Company.



Property Ref REM1734  
D

Council Tax Band

**Top Floor**



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx. 80m<sup>2</sup> (861 sq ft)

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.



