



6 DAVENHAM COURT, ILMINSTER ROAD, SWANAGE
£359,950 Shared Freehold

6 Davenham Court is a spacious apartment situated on the second floor of a modern block which stands in a convenient location, approximately 200 metres from the town centre and about twice that distance from the seafront. "Davenham Court" was constructed in 1988 to a high standard and has external elevations of brick under a concrete tiled roof.

Whilst in need of some updating the apartment has the benefit of a large living room, en-suite master bedroom and lift access. There is also a personal storage cupboard located outside the entrance door on the second floor.

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.

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



This apartment is an ideal retirement property in the heart of the town, close to the beach. The good sized entrance hall leads to the spacious living room with large East facing window. The kitchen is fitted with a range of light units, contrasting worktops and has space for an electric cooker, automatic washing machine and refrigerator.

There are three bedrooms; two doubles and a single. The master bedroom is particularly spacious with a range of fitted bedroom furniture and has the benefit of an en-suite shower room. A modern shower room with large walk in cubicle completes the accommodation.

Outside, there are communal grounds which surround the property and are mostly laid to lawn with flower borders, and dustbin area. There is also a single garage in a separate block at the rear of the building and accessed via a service lane.

TENURE Shared Freehold. 125 years from December 1987. Shared maintenance liability which amounts to £300 per quarter. Long lets are permitted, holiday lets and pets are not.

Total Habitable Floor Area Approx. 79m² (850 sq ft)



Scan to View Video Tour



Property Ref ILM1800
Council Tax Band D

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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.

