



FLAT 2, MARINA VIEW, PARK ROAD, SWANAGE
£375,000 Shared Freehold

This superior garden apartment is situated on the ground floor of a modern purpose built development of 15 flats, standing in its own landscaped grounds and occupies an excellent position at South Swanage adjacent to 'The Downs' and the South West Coastal Path.

In addition to the spacious well maintained accommodation, this apartment has the benefit of its own personal garden, garage and visitors parking. There are landscaped communal gardens to enjoy, communal parking and a store cupboard.

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.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2AA**.

Property Ref PAR1804

Council Tax Band D



The entrance hall welcomes you to this ground floor flat and leads through to the large living room with wide sliding doors providing access to the personal garden with glimpses of Swanage Bay and Ballard Down. The kitchen is fitted with a range of white gloss units with contrasting worktops and integrated appliances.

There are two double bedrooms, each with fitted wardrobes. The master bedroom enjoys views of the garden. The shower room is fully tiled and fitted with a walk-in shower cubicle and completes the accommodation.

Outside, the apartment has the benefit of a personal gated garden with patio and attractive communal front gardens mostly laid to lawn with flower and shrub borders. Single garage and parking situated at the rear of the property. There is also a personal storage cupboard situated on the ground floor.

The apartment is fully furnished. Subject to negotiation the furniture and household items may be included in the sale.

TENURE

999 year lease from 1987. Shared maintenance liability £1,250pa. Long lettings are permitted, holiday lets are not: pets are at the discretion of the management company.



Scan to view
Video Tour

Ground Floor



Total Habitable Floor Area
Approx 72m² - (775sq 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.

