

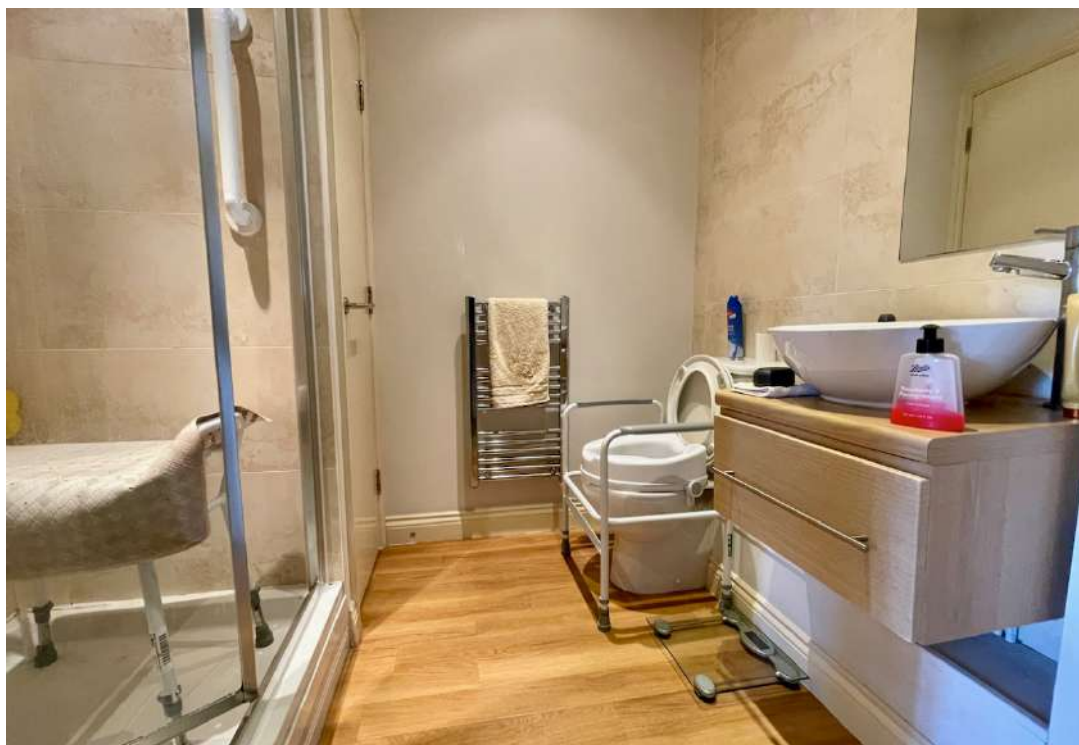


9 SANDCASTLES, STATION ROAD, SWANAGE
£150,000 Leasehold

This compact apartment is situated on the third floor of a substantial terraced building which stands in the heart of the town approximately 50 metres from the beach. "Sandcastles" was constructed in 2010 with external elevations of brick under a Mansard style roof covered with slate, and has a commercial element on the ground floor.

Having the considerable advantage of lift access, 9 Sandcastles offers modern accommodation with views across the town and is eminently suitable for the first time buyer or as an investment.

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, sandy beach and is an attractive mix of old stone cottages 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. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.



This compact modern apartment has the advantage of lift access. The entrance hall leads through to the South facing living room/kitchen which enjoys views across the town. The kitchen area is fitted with a range of light wood effect units, contrasting worktops and integrated electric oven and hob.

There is a throughway leading from the living area to the bedroom area, which also enjoys pleasant southerly views over the town. The modern shower room completes the accommodation.

There is also a communal laundry room located on the ground floor.

TENURE Leasehold. 199 year lease from 1 January 2018. Ground Rent £150pa, shared maintenance liability which amounts to £1,740pa. All lettings are permitted, pets at the discretion of the Management Company.

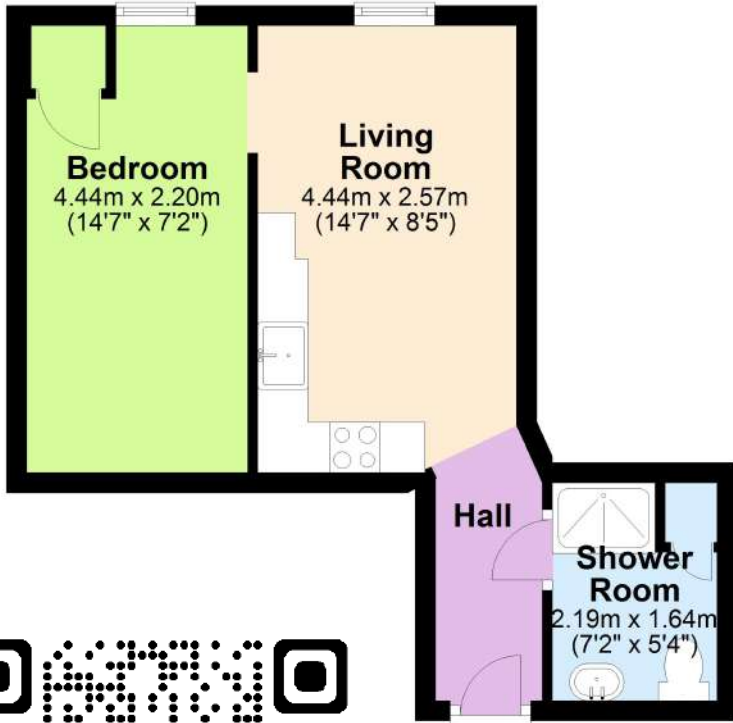
All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1AB**.

Property Ref STA1801

Council Tax Band A

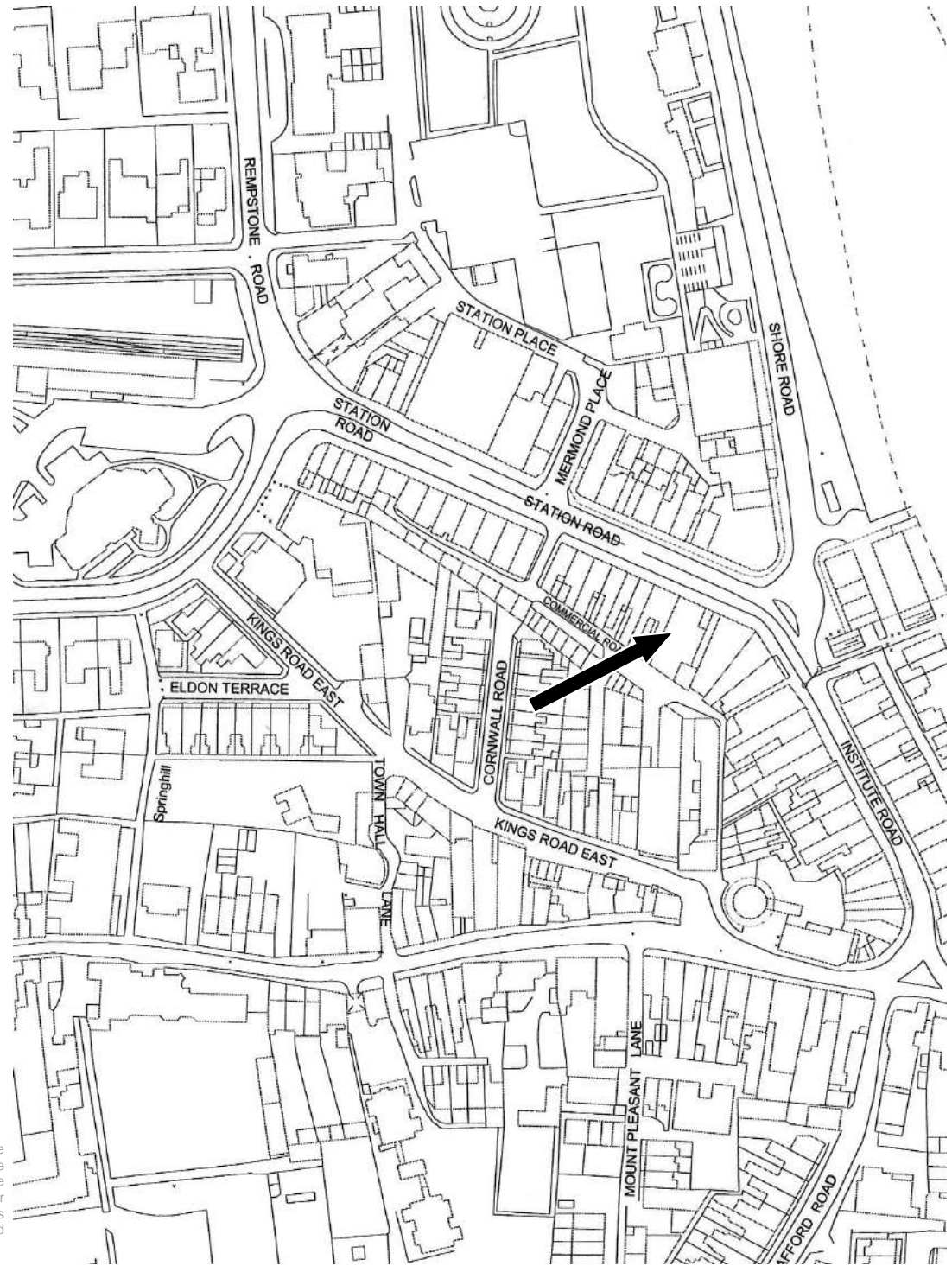
Total Habitable Floor Area Approx. 29m² (312 sq ft)

Third Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(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.



Location - Swanage Beach, approx 50 metres