



**FLAT 2 INCLEDON COURT, CRANBORNE ROAD, SWANAGE**  
**£165,000 Shared Freehold**

This ground floor flat is situated in a purpose built block approximately 200 metres from the town centre and beach. Incedon Court is a small block of seven apartments, built during the 1980s of traditional cavity brick construction, the upper elevations being cement rendered with a Tyrolean finish under a plain tiled roof and flat mineral felted centre section. All services are connected.

Flat 2 Incedon Court is conveniently located in a level position and is eminently suitable for the first time buyer or as a retirement property.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham which has a main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant and the conurbation of Poole and Bournemouth is in easy reach via the Sandbanks ferry.

Property Ref CRA1086

Council Tax Band A



The open plan living room/kitchen is at the front of the property with a wide archway dividing the two areas. The kitchen area is fitted with a modern range of white units, contrasting worktops and has space for an electric cooker and washing machine.

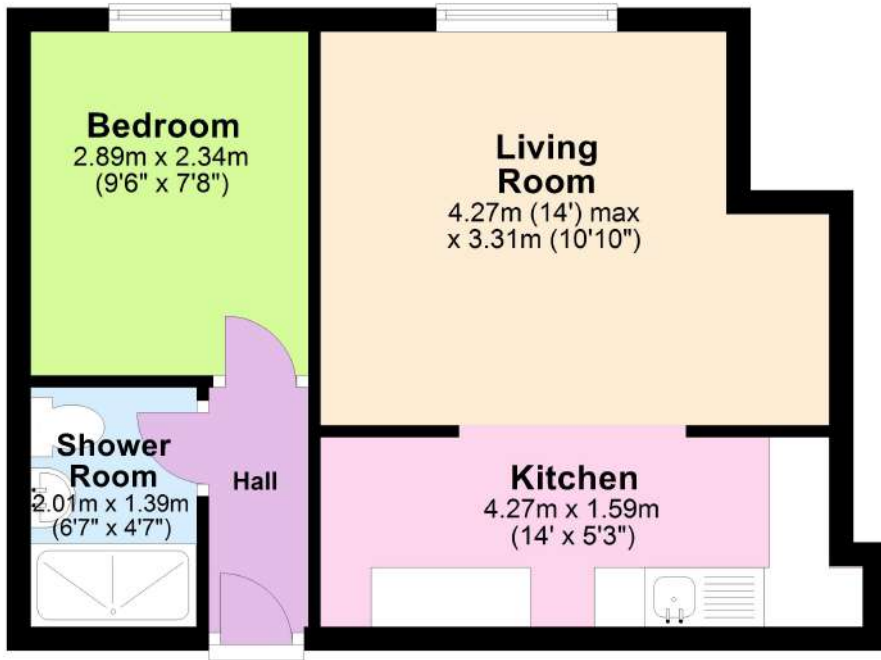
The double bedroom is also at the front of property. The stylish shower room has been refitted in recent years with a large walk-in shower with glazed screen and completes the accommodation.

Outside, the attractive communal front garden is mostly laid to lawn with flower and shrub borders. Allocated parking space at the rear of the property for one vehicle.

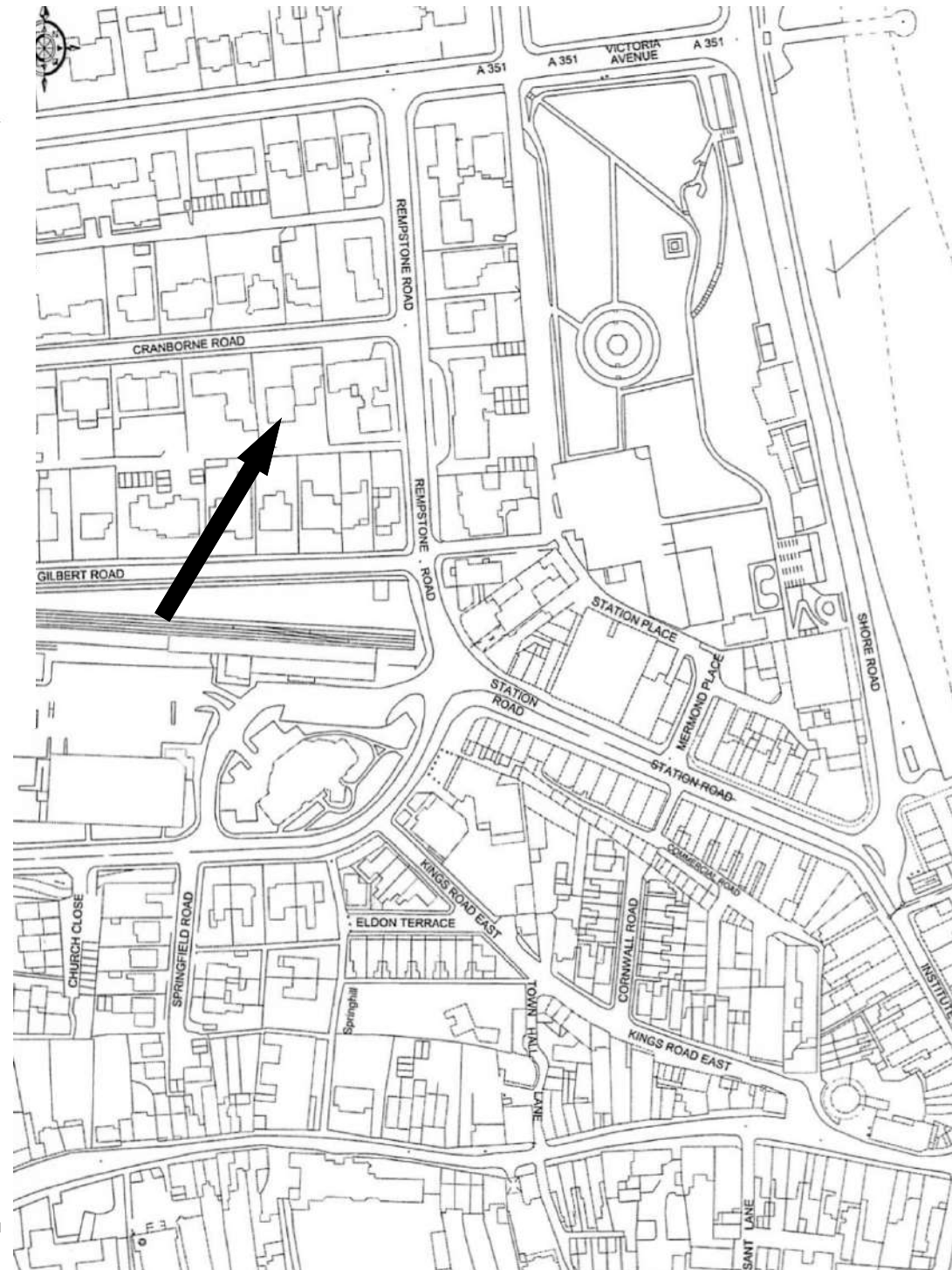
**TENURE** Shared Freehold. 999 year lease from 2005. There is a shared maintenance liability which currently amounts to £600pa, increasing to £800pa in January. Lettings and pets are not permitted.

**VIEWINGS** By appointment only through the Sole Agents, Corbens, 01929 422284. Postcode for this property is **BH19 1EA**.

# Ground Floor



Total Floor Area - 33m<sup>2</sup> (355sq 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.



LOCATION - 200 METRES FROM SWANAGE BEACH

