



**PENTHOUSE, VICTORIA HEIGHTS, 48 VICTORIA AVENUE, SWANAGE
£450,000 Leasehold**

Spacious penthouse apartment, standing in a popular position approximately half a mile level distance from the town centre and beach. Victoria Heights is a small development of 5 recently converted quality apartments. The original building is thought to date back to the early part of the 20th century. It is of traditional cavity construction with external elevations of part brick, the remainder being cement rendered under a slate roof.

The penthouse apartment offers spacious open plan living accommodation with a stylish fitted kitchen, generously sized en-suite master bedroom and quality bathroom suites. The apartment has the benefit of electric central heating and pleasant southerly views over adjacent parkland, some views of the Purbeck Hills and balance of a 10 year warranty.

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.



The entrance hall with attractive double doors welcomes you to this luxury penthouse apartment and leads through to the open plan living room/kitchen. The spacious living area is dual aspect with pleasant southerly views over adjacent parkland. The kitchen area is fitted with a stylish range of grey gloss units, contrasting Quartz worktops and integrated Bosch appliances.

There are three double bedrooms, the master bedroom is exceptionally spacious with some views of the Purbeck Hills, it also has the benefit of an en-suite shower room. Bedroom two is also a good sized double bedroom with similar views to the master. Bedroom three faces East. The family bathroom is fitted with a quality suite including a bath and a separate walk-in shower cubicle, completing the accommodation.

Outside, a rear service lane gives access to the parking area with a dedicated parking space.

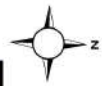
TENURE Leasehold. 999 year lease at a peppercorn ground rent, with a shared maintenance liability of £115pcm.

VIEWING Strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 1AP**.

Property Ref VIC1884

Council Tax To be Assessed

Top Floor

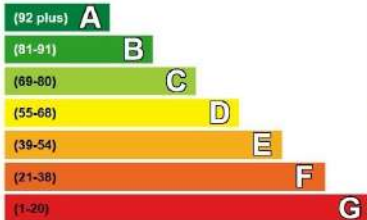


Total area: approx. 116.8 sq. metres (1257.7 sq. feet)



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
68	68

Not energy efficient - higher running costs



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