



**6 HAYCRAFTS HOUSE, GILBERT ROAD, SWANAGE**  
**£350,000 Shared Freehold**



6 Haycrafts House is an immaculately presented, purpose built apartment situated on the first floor of a modern block, overlooking Swanage Steam Railway Station. It was constructed in 2014 by a reputable local builder and has attractive external elevations of Purbeck stone under a tiled roof.

The apartment is conveniently located approximately 200 metres from the town centre and Swanage beach and offers well-planned, spacious accommodation finished in neutral tones throughout. It also has the considerable advantage of lift access and dedicated parking space.

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.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1DY**.



The spacious living room faces South with good views over the Swanage Steam Railway Station and feature bay window providing a light and airy environment. The kitchen is fitted with an extensive range of white units with contrasting worktops and breakfast bar and quality integrated appliances including fridge/freezer, washing machine, double oven and gas hob with filtration hood over.

There are two double bedrooms, the master is particularly spacious and has the benefit of an en-suite shower room. Bedroom two is dual aspect and has a large fitted wardrobe with sliding doors. The recently fitted spacious shower room with large walk-in shower completes the accommodation.

Outside, there are well tended communal grounds which are mostly laid to lawn with flower and shrub beds. There is allocated parking at the rear of the building, which is accessed by a rear service lane.

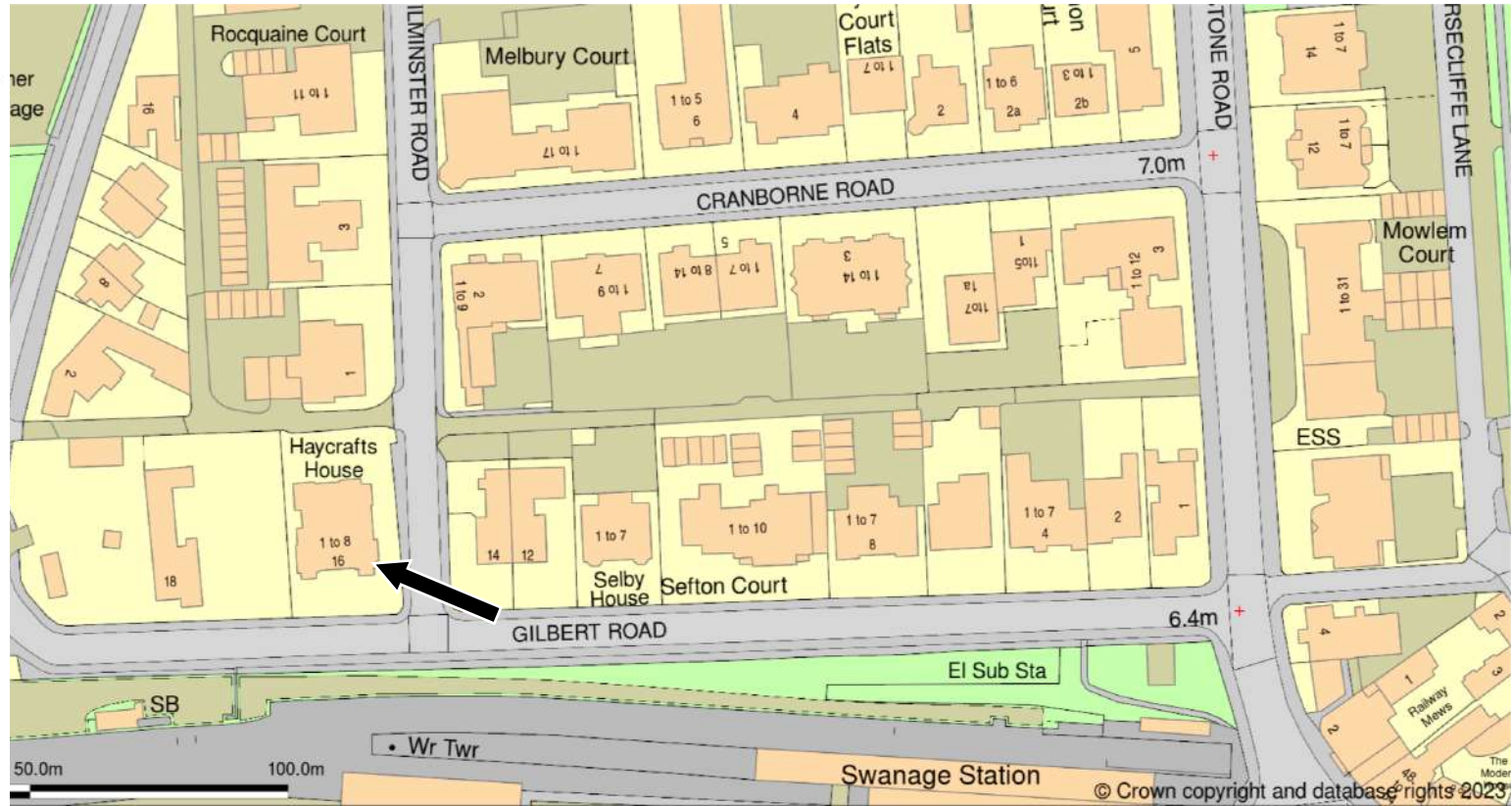
**TENURE** Shared freehold. 125 year lease from 2014. Shared maintenance liability which amounts to £1,000 per annum. Long lets are permitted, holiday lets, pets at the discretion of the Management Company.

Property Ref GIL1894

Council Tax Band D

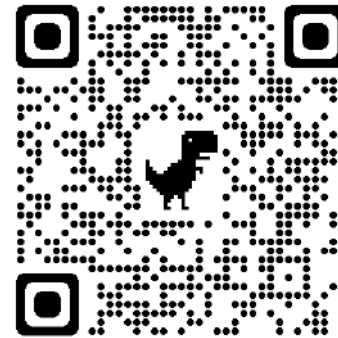


**First Floor**



Total Floor Area Approx. 69m<sup>2</sup> (743 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Scan to View Video Tour



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 purchaser's 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 - Approx. 200m from Swanage Beach

