



7 PURBECK HEIGHTS, BELLE VUE ROAD, SWANAGE
£395,000 Shared Freehold

This spacious modern apartment is situated on the third floor of a purpose built block which stands above Durlston Bay overlooking the sea and is about two thirds of a mile from the town centre. Purbeck Heights was built during the 1970s and is of contemporary design with brick elevations under a flat roof and virtually adjoins Durlston Country Park.

7 Purbeck Heights offers well planned accommodation with the South facing living room and balcony enjoying fine views across Durlston Bay and the Castle. It also has the considerable advantage of lift access, a single garage and resident's/visitor parking.

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.

Property Ref BEL1960

Council Tax Band D



The entrance hall is central to the accommodation and welcomes you to this well planned apartment. Double doors open to the large South facing living room with sliding doors to the personal balcony which enjoy views across Durlston Bay to the Castle in the distance. Sliding doors lead to the dual aspect kitchen which is fitted with a range of light units, contrasting worktops, integrated electric oven and hob and enjoys similar views to the living room.

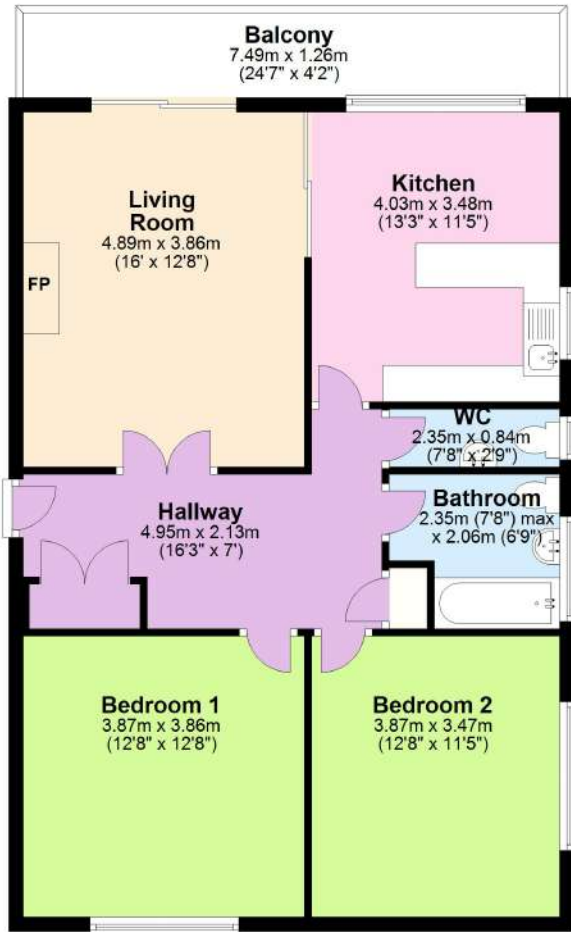
There are two good sized double bedrooms at the rear of the property. The family bathroom is fitted with a white suite including bath with shower over, wash basin and WC. The cloakroom completes the accommodation.

Outside, there is a landscaped communal garden to the front and a driveway leading to a block of garages at the rear and resident's/visitor parking. The apartment has the benefit of a single garage with electric light and power.

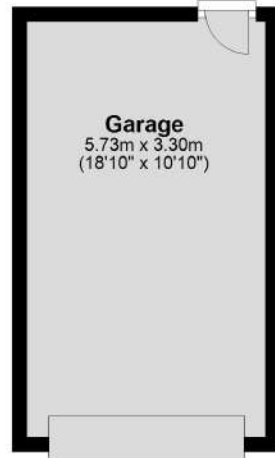
TENURE Shared Freehold. 999 year lease from 24 June 1975. Shared maintenance charge of £2,200 per annum. Ground Rent nil. Long lets permitted, holiday lets are not, pets at the discretion.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2HP**.

Third Floor



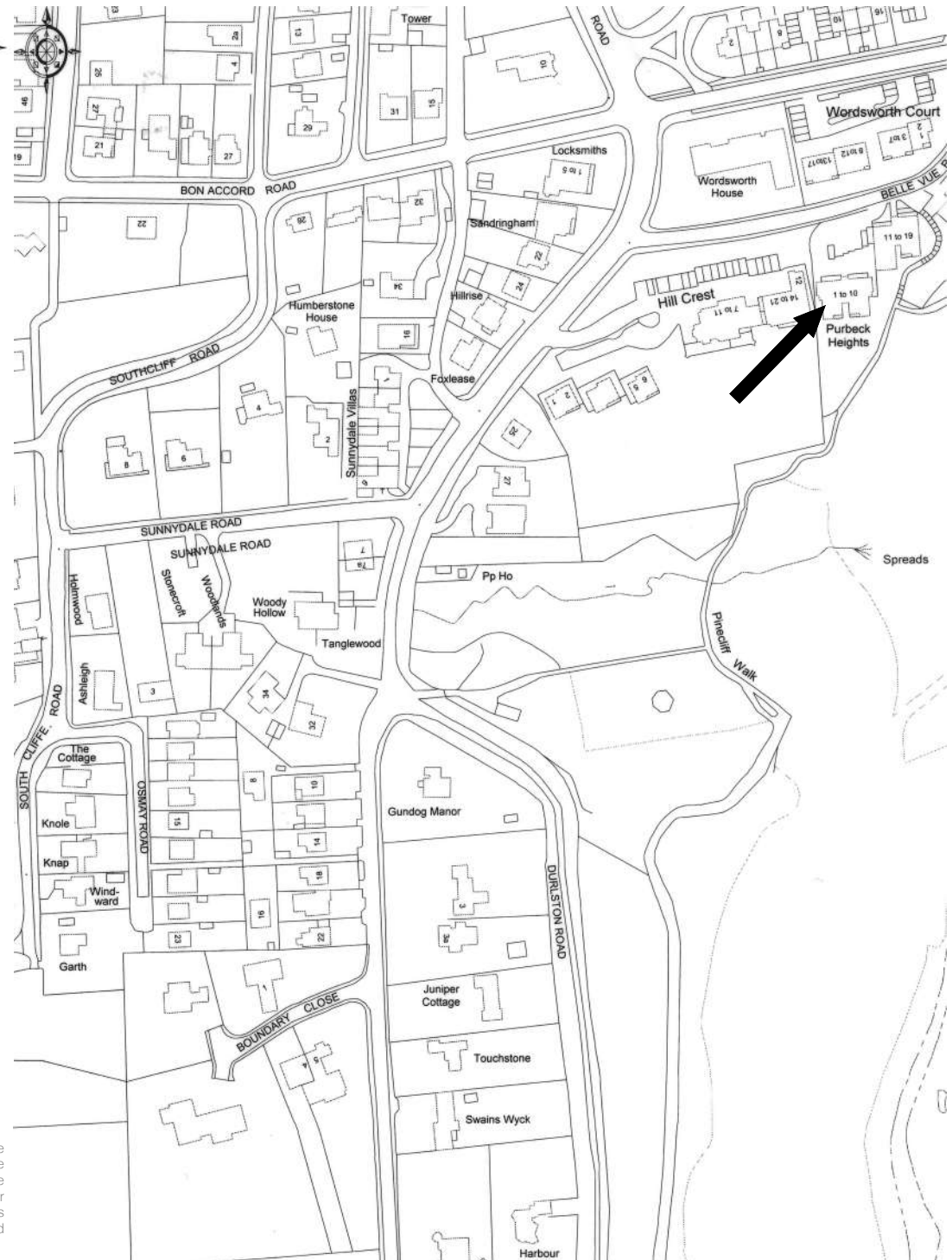
Total Floor Area
Approx. 84 (904 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		



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 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.

