



Flats 1-4, 48a VICTORIA AVENUE, SWANAGE  
From £380,000 Leasehold



This is a small development of four brand new apartments situated in a popular residential area approximately half a mile level distance from the town centre and Swanage Beach.

The properties have been built to a high standard, complementing the local environment and are of part Purbeck stone and brick construction, under a tiled roof. Each of the apartments has the benefit of an Advantage 10 year structural warranty, electric heating and allocated parking space at the rear with EV charging point.

### Tenure

Shared Freehold. Each flat will be offered on a new 999 year lease. Ground rent - nil. Shared maintenance liability - £TBA pa. Lettings - TBA. Pets at the discretion of the Management Company.

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 mixture of old stone cottages and more modern properties all of which blend in well with the peaceful surroundings. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.



### Flat 1 - Ground Floor - £380,000

The T-shaped entrance hall with fitted storage cupboard leads through to the good sized, dual aspect living room/kitchen with casement doors opening to the private South facing patio and garden. The kitchen area is fitted with a range of dark units, contrasting light worktops, breakfast bar and integrated appliances. The two double bedrooms are both South facing; bedroom one has the benefit of an en-suite shower room. The stylish bathroom completes the accommodation.

### Flat 2 - Ground Floor - £380,000

The T-shaped entrance hall with fitted storage cupboard leads through to the good sized, dual aspect living room/kitchen with casement doors opening to the private patio area. The kitchen area is fitted with a range of dark units, contrasting light worktops, breakfast bar and integrated appliances. There are two double bedrooms; bedroom two has the benefit of an en-suite shower room. The stylish bathroom completes the accommodation.

Outside, flat 1 has the benefit of its own South facing personal garden, which is partially paved with lawned section. Flat 2 has a private patio area. Each flat has an allocated parking space for one vehicle, with an electric charging point at the rear of the building and is accessed by a service lane.



### **Flat 3 - Maisonette (First & Second Floor) - £460,000**

The entrance hall leads through to the spacious, dual aspect, principal bedroom with the benefit of a dressing room with fitted wardrobes and an en-suite shower room. Bedrooms two and three are also good sized doubles; bedroom two has the advantage of an en-suite shower room, whilst bedroom three is served by the family bathroom.

The extremely spacious open plan living room/kitchen is situated on the second floor and has twin Velux windows facing West and large casement windows. The kitchen area is fitted with a range of dark units, contrasting light worktops, breakfast bar and integrated appliances. Leading off, is a utility/cloakroom with washing machine and dishwasher.

Outside, the flat has the benefit of an allocated parking space for one vehicle, with an electric charging point at the rear of the building and is accessed by a service lane.

### **Flat 4 - Maisonette (First & Second Floor) - £489,000**

The entrance hall leads through to the spacious, dual aspect, principal bedroom with double doors opening to the glazed Juliet balcony giving pleasant southerly views over the town. It also has the benefit of a dressing room with fitted wardrobes and an en-suite shower room. Bedrooms two and three are also good sized doubles; bedroom two has the advantage of an en-suite shower room, whilst bedroom three is served by the family bathroom.

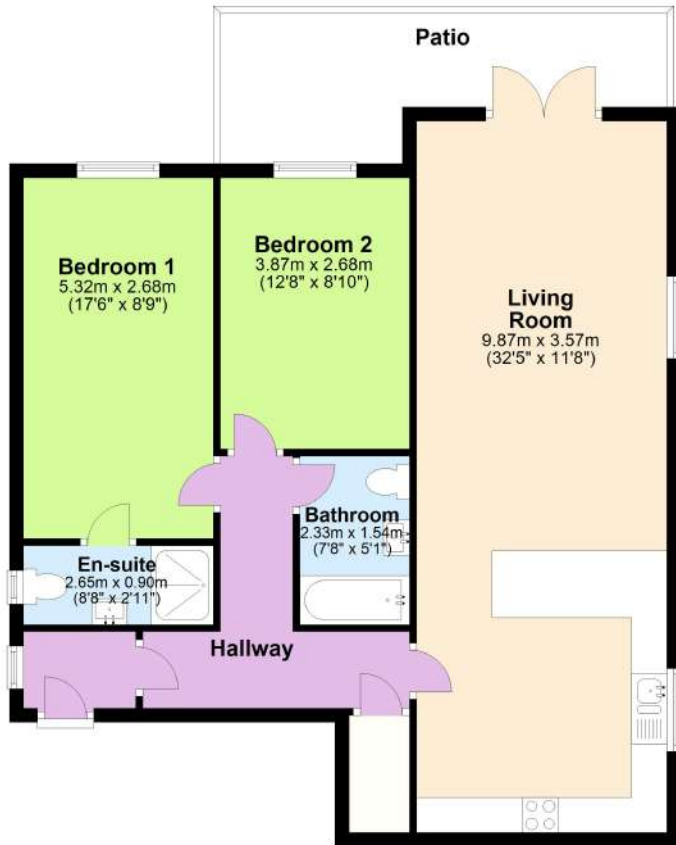
The extremely spacious open plan living room/kitchen is situated on the second floor and has twin Velux windows facing East and large South facing casement windows opening enjoying views over the town. The kitchen area is fitted with a range of dark units, contrasting light worktops, breakfast bar and integrated appliances. Leading off, is a utility/cloakroom with washing machine and dishwasher. There is also access to eaves storage.

Outside, the flat has the benefit of an allocated parking space for one vehicle, with an electric charging point at the rear of the building and is accessed by a service lane.

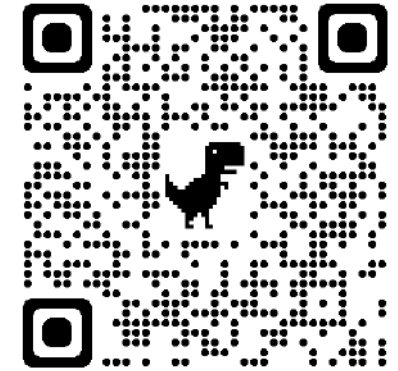




Ground Floor



Ground Floor



Scan to View Video Tour

Flat 1 - Total Floor Area Approx. 80m<sup>2</sup> (861 sq ft)

Flat 2 - Total Floor Area Approx. 73m<sup>2</sup> (786 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(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			

Flat 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(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			

Flat 2

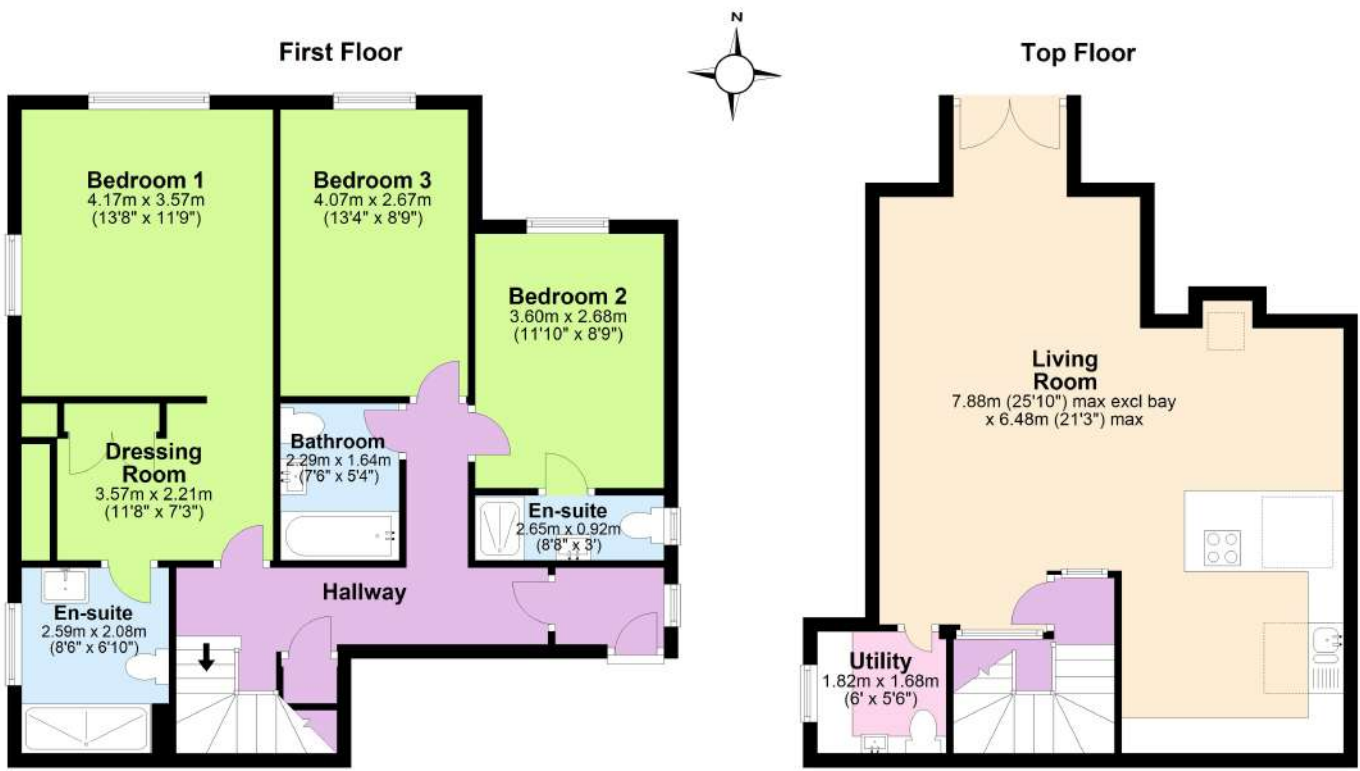
**Council Tax**

To be Assessed.

**Viewings**

Strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for the flats is **BH19 1AP**.

Property Ref: VIC1982



Flat 3 - Total Floor Area Approx. 113m<sup>2</sup> (1,216 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Flat 3

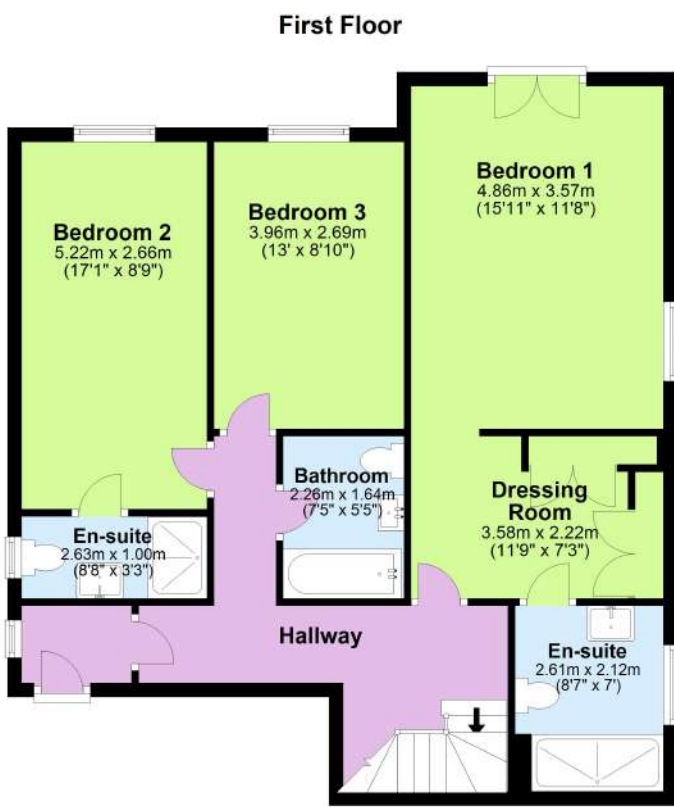
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	69
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Flat 4



Swange Bay





Flat 4 - Total Floor Area Approx. 126m<sup>2</sup> (1,356 sq ft)



The Lighthouse - Durlston Country Park

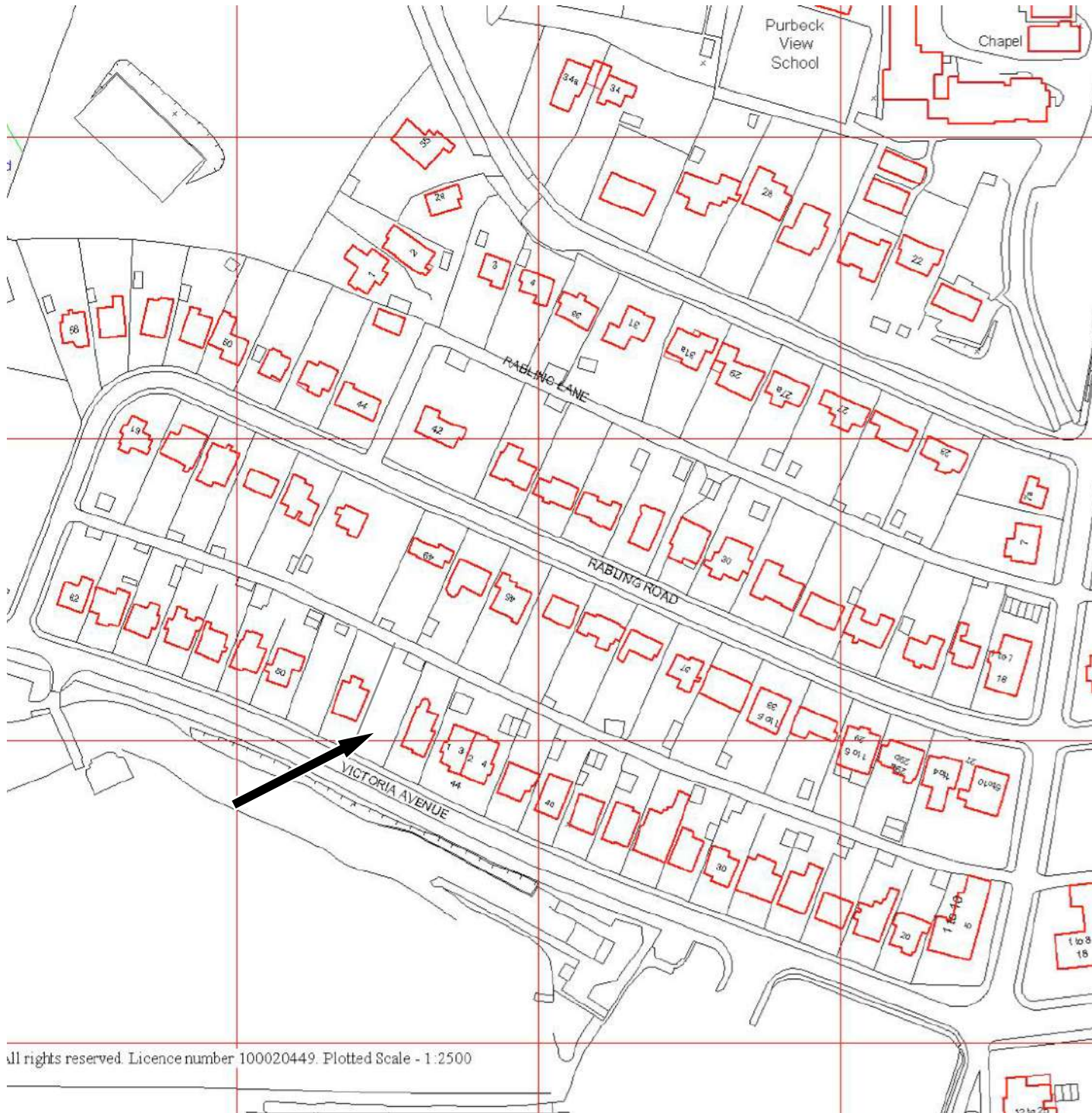


The Lighthouse - Durlston Country Park



Swanage Beach Nearby





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