



FLAT 2, 28 PARK ROAD, SWANAGE
£185,000 Shared Freehold

This first floor apartment is situated on the southern slopes of the town, a short distance from 'The Downs'. It is close to the centre of Swanage, approximately 200 metres from the Town Square and seafront. The original property is thought to date back to the 19th Century and is built of stone with a concrete interlocking tiled roof.

Flat 2, 28 Park Road is eminently suitable for the first time buyer or as an investment on an AST basis. It has the advantage of a good sized living room with bay window enjoying views across the town to Swanage Bay and Ballard Down in the distance.

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, sandy beach and is an attractive mix of old stone cottages 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. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.



The entrance hall welcomes you to this first floor apartment and leads through to the good sized living room with a large bay window enjoying views across the town to the Bay and Ballard Down in the distance. An archway leads to the kitchen, which is fitted with a range of light coloured units, contrasting worktops and breakfast bar and integrated electric hob.

The master bedroom is a good sized double, at the rear of the building and faces West. The spacious bathroom is fitted with a coloured suite including panelled bath with shower over and completes the accommodation.

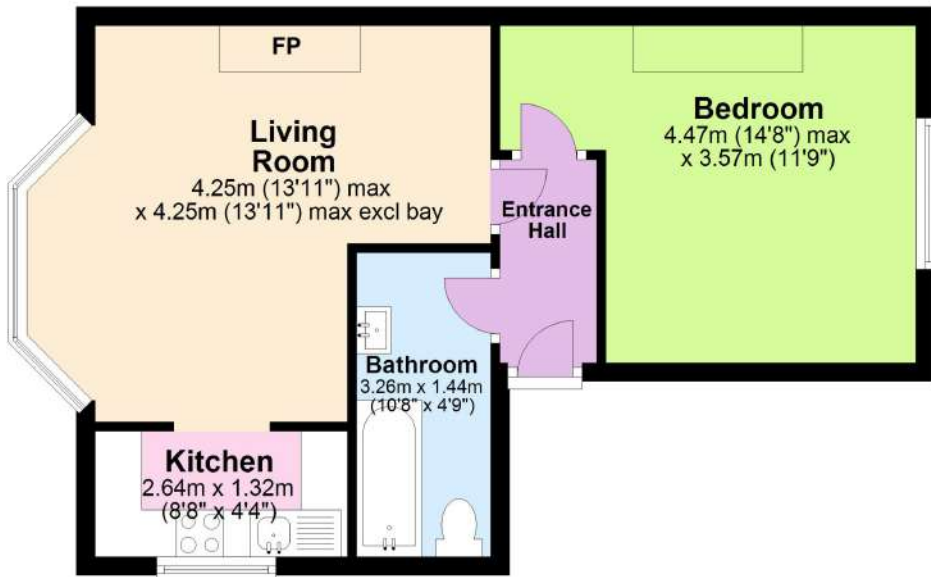
TENURE Shared Freehold. 999 year lease from 3 December 1986. Shared maintenance liability approx. £1,200pa. Long lets are permitted, holiday lets are not. Pets at the discretion of the Management Company.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 2AD**.

Property Ref PAR1979

Council Tax Band A

First Floor



Total Habitable Floor Area
Approx. 40m² (431 sq ft)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 - Seafront, approx 200 metres