



FLAT 6 WAVERLEY COURT, VICTORIA AVENUE, SWANAGE
£250,000 Shared Freehold

This modern second (top) floor apartment is situated in a small purpose built block conveniently located in an excellent level position approximately 250 metres from the beach and some 500 metres from the main shopping thoroughfare and Steam Railway. Waverley Court was built in 1988 and is of traditional cavity brick construction with Purbeck stone dressings under a conventional pitched roof covered with tiles.

6 Waverley Court offers well presented accommodation with the advantage of a good sized living room with views across the town to the Purbeck Hills in the distance. It also has the considerable advantage of allocated 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.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1AJ**.



The 'L' shaped entrance hall welcomes you to this top floor apartment and leads to the good sized living room with views over the town to the Purbeck Hills in the distance. Leading off, the kitchen is fitted with a range of cream units, contrasting worktops, matching breakfast bar, integrated gas hob and electric oven and has space for a washing machine.

There are two South facing bedrooms, bedroom one is a good sized double with a built in wardrobe cupboard. Bedroom two is also a double. The shower room is fitted with a modern white suite including large glazed shower cubicle, and completes the accommodation.

Outside, the apartment has the benefit of landscaped communal grounds which are partially lawned with shrub borders. An allocated parking space and visitor parking spaces are accessed by a rear service lane.

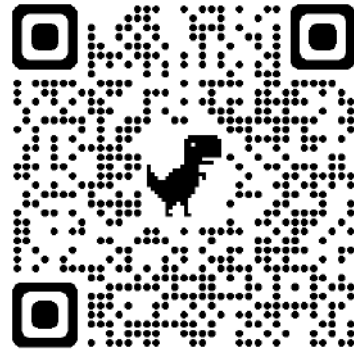
TENURE Shared Freehold. 999 year lease from 1 December 2014. Shared maintenance charge of £1,200 per annum. All lettings and pets are permitted.

NB The furniture can be included if required.

Property Ref VIC1998

Council Tax Band C

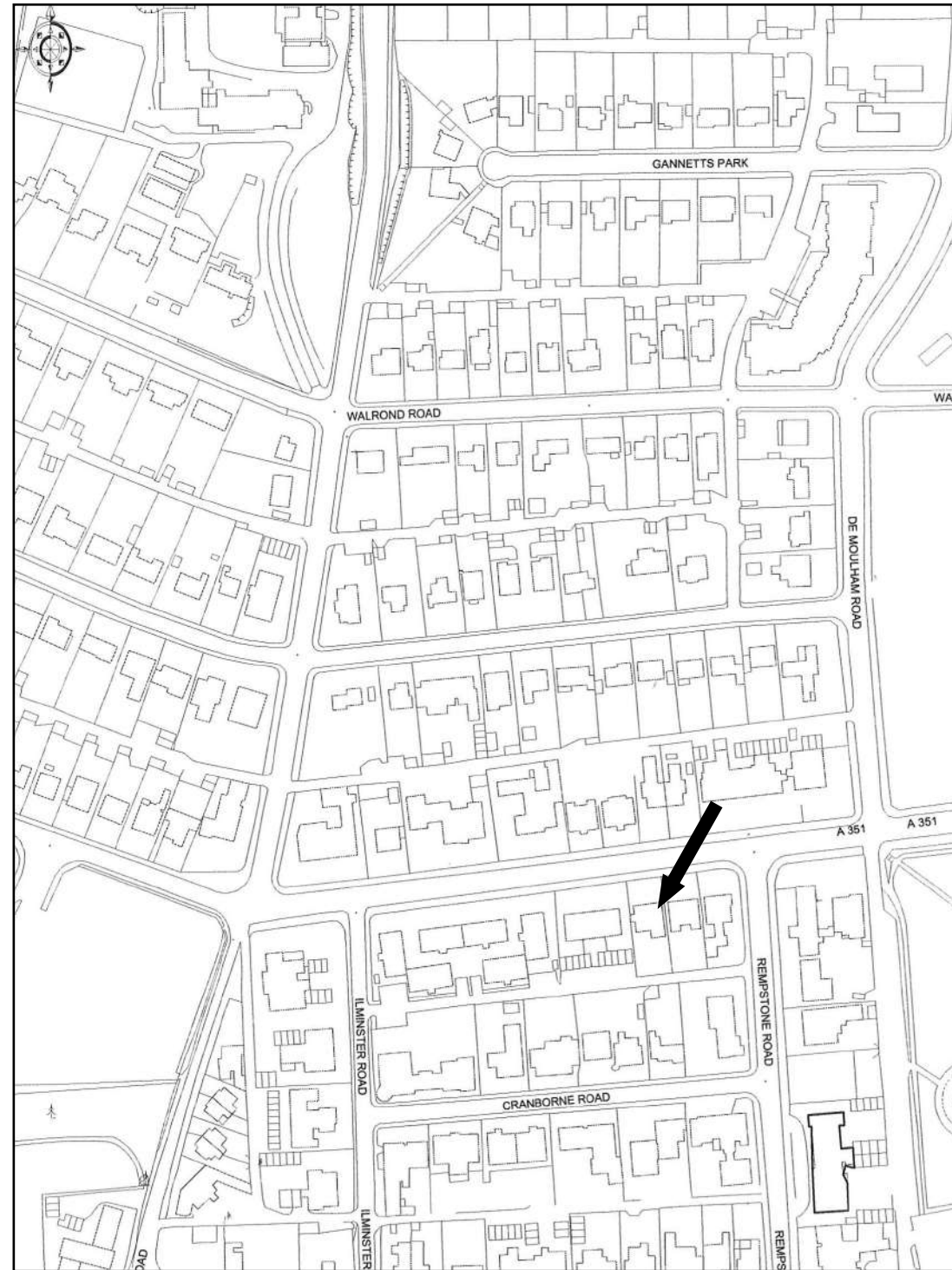
Second Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Total Floor Area Approx. 57m² (614 sq ft)



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.

