



11 GABLES MEWS, VICTORIA AVENUE, SWANAGE
£275,000 SHARED FREEHOLD

This well presented first floor apartment is well located approximately 200 metres from the beach and slightly further from the town centre. With the benefit of 3 bedrooms and a garage, it is eminently suitable as a family home or investment as all lettings are permitted within the lease. There is no forward chain.

The Gables was originally constructed during the early part of the 20th Century but has been extended and altered into flats in more recent times. The Mews extension was completed in 2005 comprising two apartments and has an exclusive entrance to the side of the main building. The building is of brick construction, the upper elevations being cement rendered with mock Tudor facade under a clay tiled roof.

The seaside resort of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach and is an attractive mixture 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.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1AN**.



The shared ground floor entrance leads to a staircase to this first floor apartment. The neutral decor throughout maximises the easy spacious living style and the generously sized living room is particularly light with double doors leading to a Juliet balcony to enjoy the West facing aspect. The kitchen is fitted light wood effect units with contrasting worktops and has an integrated gas hob, electric oven, freestanding washing machine and fridge.

There are three bedrooms. Bedroom 1 is a particularly spacious double and has a corner sink unit. Bedroom 2 is also a good sized double and Bedroom 3 is a single. Completing the accommodation, the shower room is fitted with a walk-in shower, wash basin and WC.

Outside, the communal grounds are mostly laid to lawn with flower borders and shrubs. The single garage is beneath the apartment and is accessed by a rear service lane.

TENURE

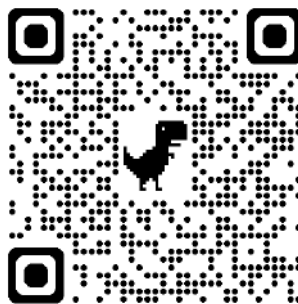
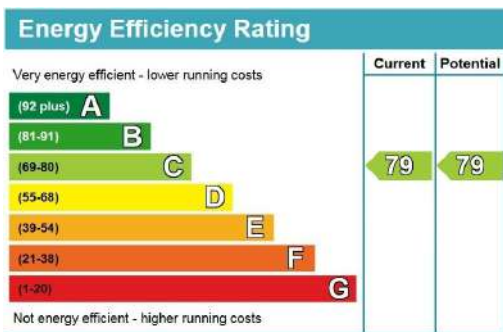
Shared Freehold. 999 year lease from 29 September 2002. Current maintenance liability £1,368.20. All lets and pets are permitted.

Property Reference VIC2038

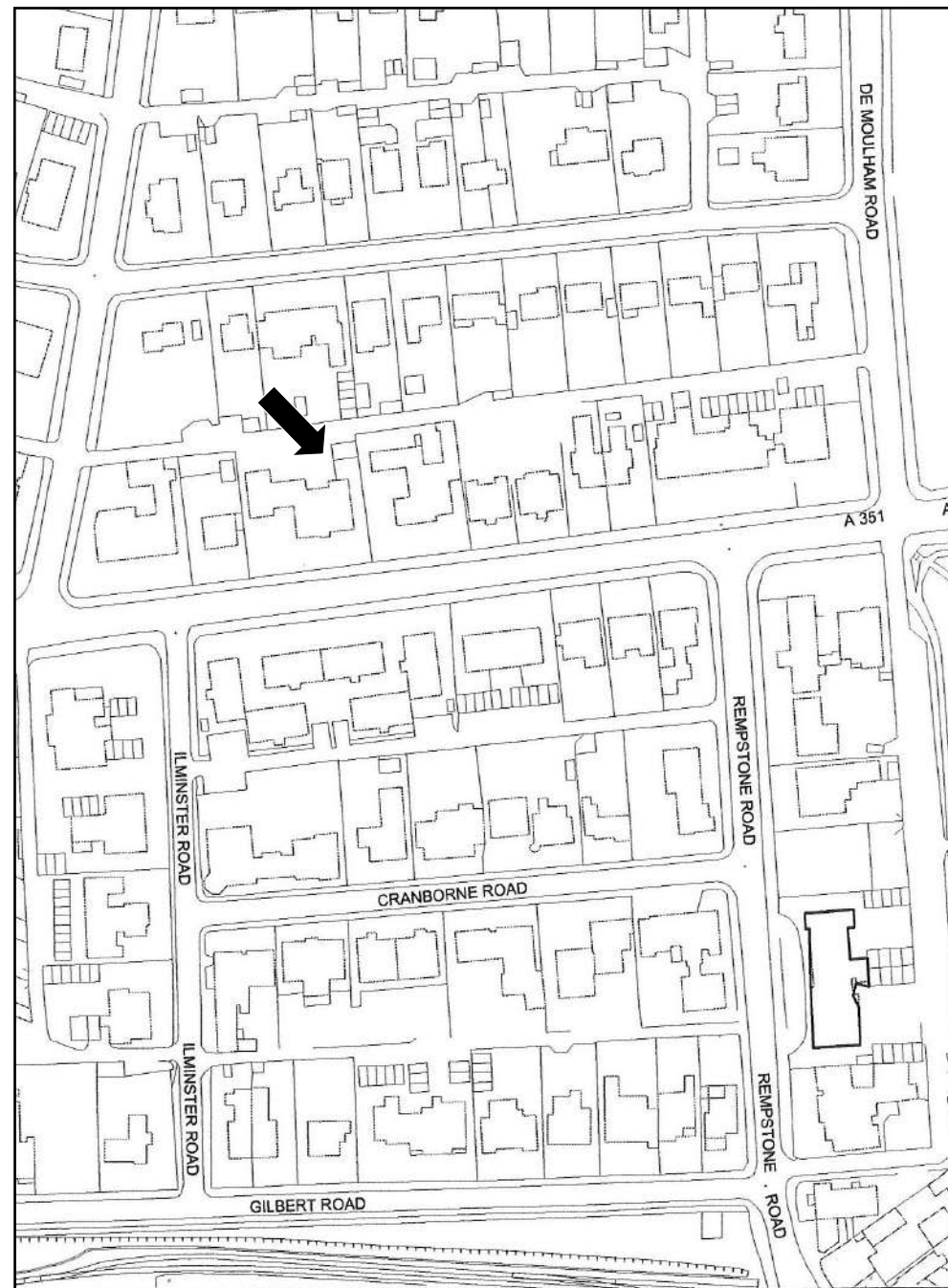
Council Tax £2,274.51 2024/25 Band C



Total Floor Area Approx. 72 m² (775 sq ft)



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