



FLAT 5 AVALON, REMPSTONE ROAD, SWANAGE  
£215,000 Leasehold



This spacious top floor apartment is situated on a prominent corner site approximately 200 metres from the town centre and beach. The original building was constructed around the turn of the 20<sup>th</sup> Century, although converted into residential apartments in 2011 and has external elevations of brick with stone detail under a pitched roof covered with concrete tiles.

Flat 5 Avalon is presented throughout in neutral tones. It has glimpses of the sea and also has the benefit of two balconies and personal loft storage space. It is eminently suitable as an investment/second home or for the first time buyer.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref REM2019

Council Tax Band B - £1,990.20 for 2024/2025



Location - Approx. 200m from Swanage Beach



The entrance hall with telephone entry system welcomes you to this top floor apartment. Leading off, the living room is particularly spacious with glimpses of the sea and access to the balcony. An archway leads to the kitchen, which has a view of the sea and is fitted with a range of modern light units, contrasting worktops, integrated electric oven with gas hob and filtration hood over and space for dishwasher/washing machine. There is a hatch in the entrance hall giving access to a good sized loft storage area.

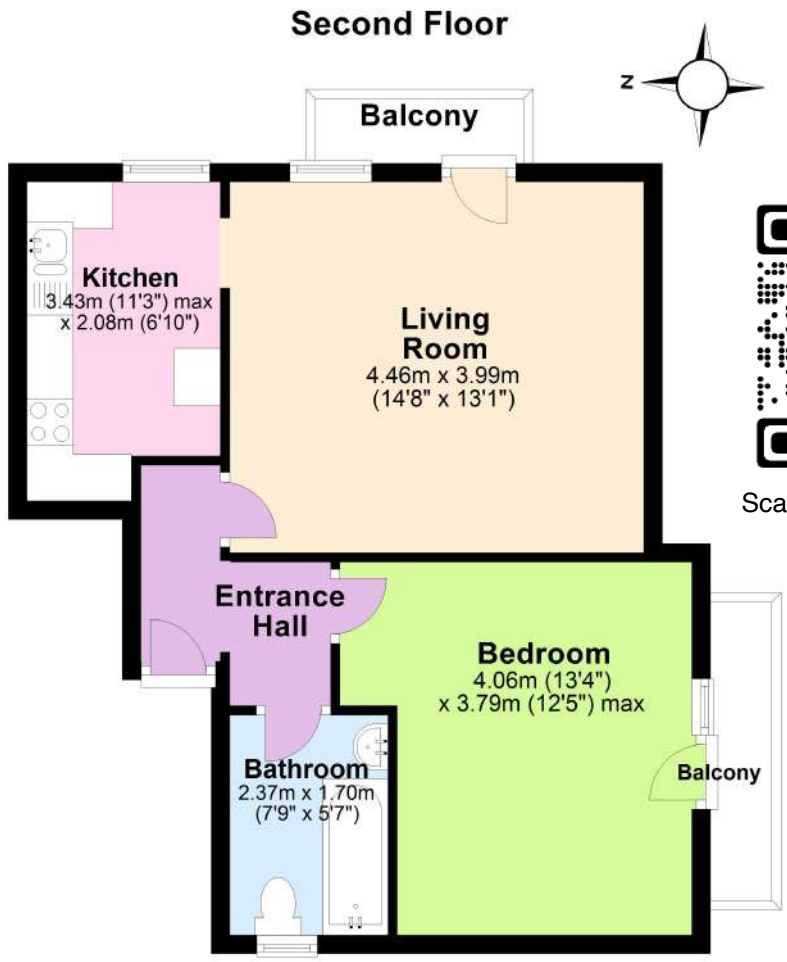
The spacious double bedroom is South facing. It has part sloping ceilings and access to the second balcony which also faces South. The bathroom includes a panelled bath with shower over and completes the accommodation.

**TENURE** Leasehold. 125 year lease from 1 July 2011. Ground Rent £125 per annum. Shared maintenance liability which is paid on an 'as and when basis' and amounted to £651.54 last year. All lettings permitted, pets at the discretion of the Freeholder.

**VIEWINGS** By appointment only through the Sole Agents, Corbens, 01929 422284. Postcode for this property is **BH19 1DN**.

**PLEASE NOTE** This property is owned by an employee of Corbens.

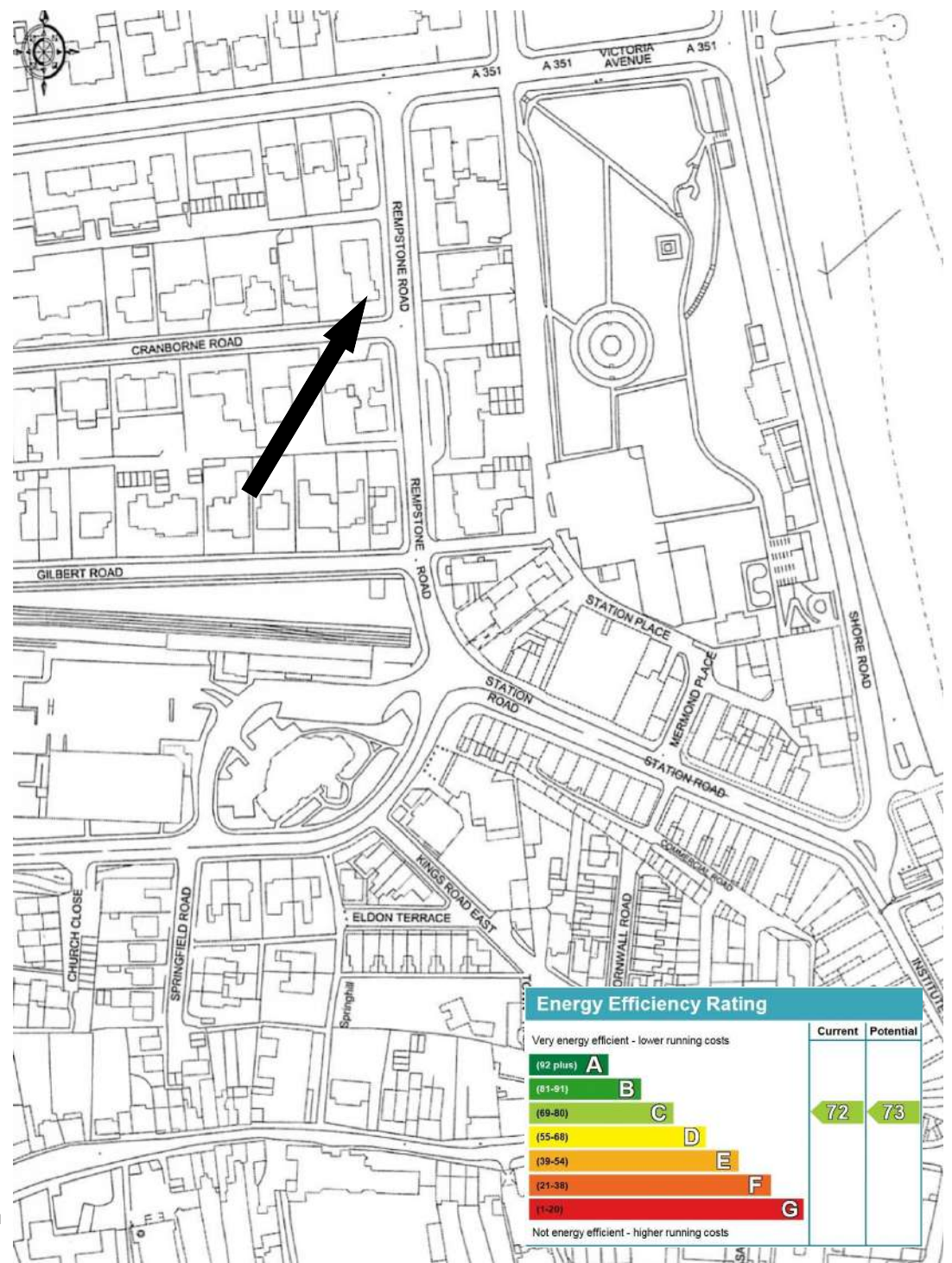




Scan to View Video Tour

Total Floor Area Approx. 48m<sup>2</sup> (517 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. Stationary Office. Crown Copyright reserved.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(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		



