



APARTMENT 1, THE MULBERRYS, VICTORIA AVENUE, SWANAGE
£365,000 Shared Freehold

This immaculately presented modern luxury ground floor apartment is situated in an excellent position conveniently located 300 metres from the town centre and beach.

With high quality features and contemporary design, it offers a bright and generously sized open plan living room/kitchen that seamlessly connects to a South facing private garden, creating a harmonious blend of indoor and outdoor living. This is a rare opportunity to acquire a 3 bedroomed coastal apartment close to the seafront and viewing is highly recommended.

The Mulberrys is a small prestigious block of apartments which was formed in 2004 and has cement render elevations under a concrete tiled roof.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. With safe award winning beaches, lined with pretty beach huts and an excellent range of cafes, Steam Railway and magnificent Wellington Clock Tower standing proud at the entrance to the harbour, the town is a unique blend of ancient history, 1950s seaside charm and 21st Century modernity.

Property Reference VIC2071

Council Tax 2024/25 £2,558.82 Band D



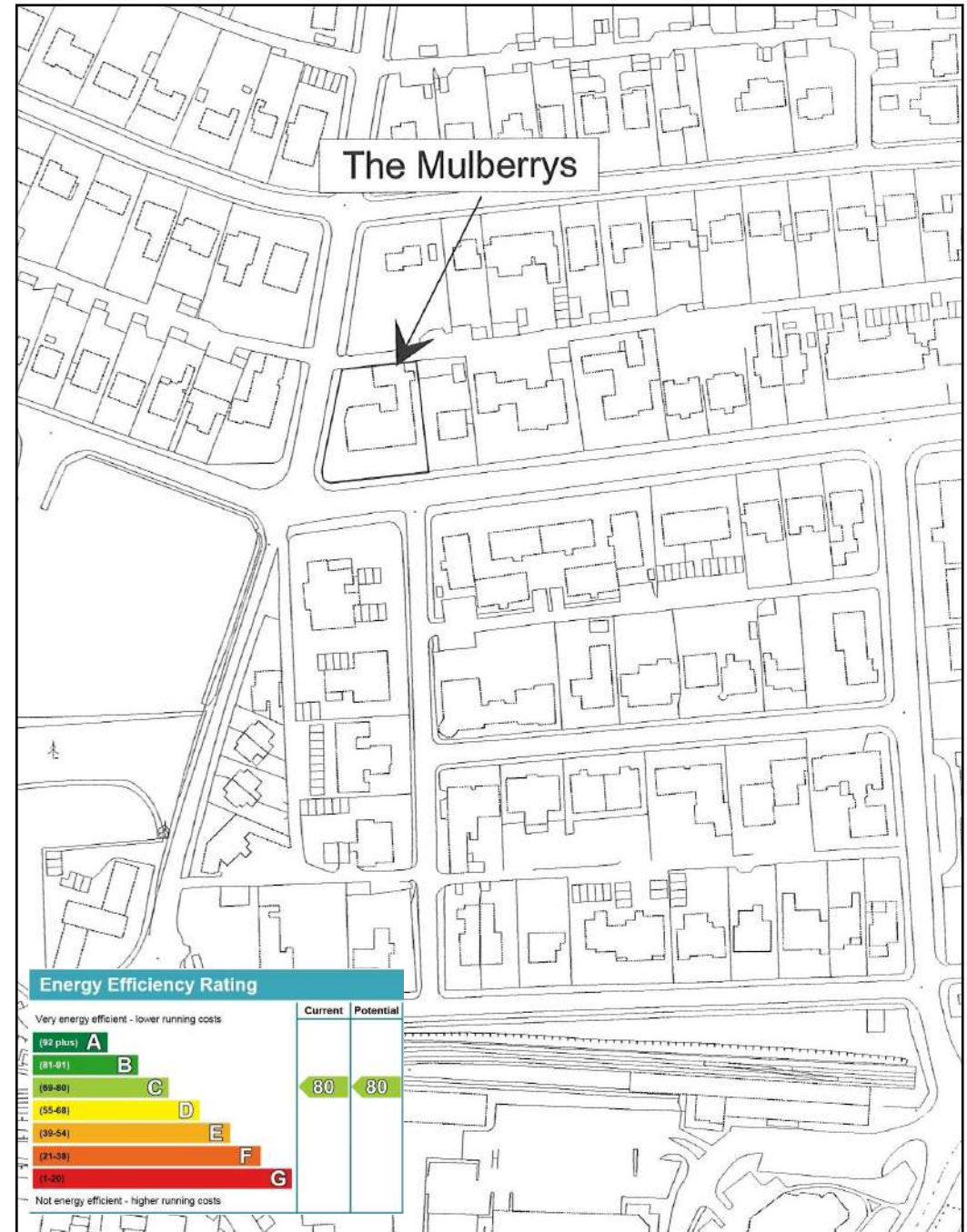
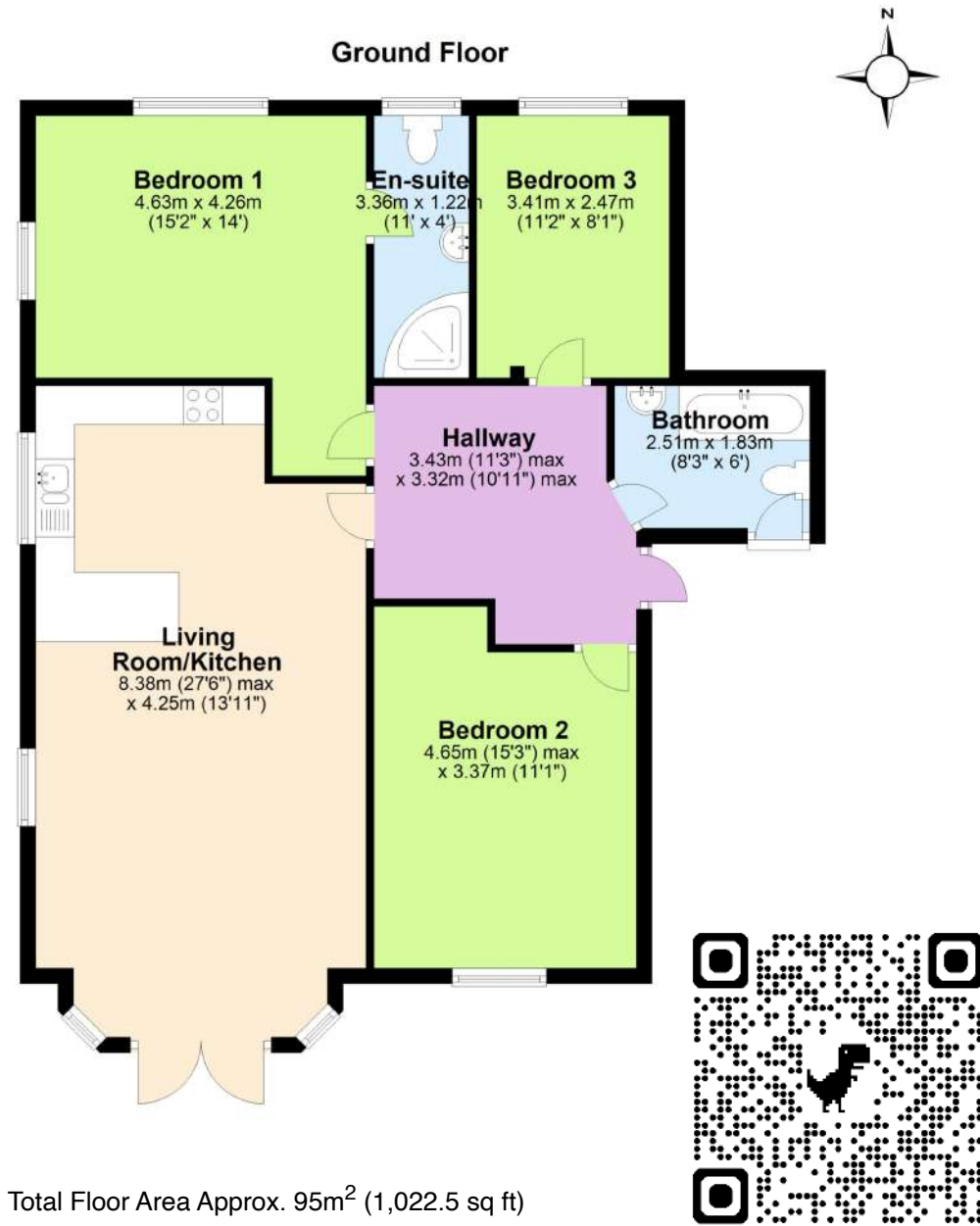
Entering this modern apartment, the spacious hallway leads to a bright and airy open plan living/dining room and fully fitted kitchen equipped with high quality appliances. Double glazed doors open to the secluded personal South facing gated garden which has a mix of timber decking and paved patio.

The good sized principal bedroom is also particularly light with dual North and East aspects and has an en-suite shower room. Bedroom 2 is South facing and is also generously sized. Bedroom 3 is a small double and is positioned at the rear. The family bathroom completes the accommodation. Both the bathroom and en-suite shower room are fitted with quality suites in white.

The apartment has one dedicated parking space located at the rear of the building.

Tenure: Shared Freehold. 999 year lease from 2016. Maintenance charge approx £2,500 pa. All lets are permitted. Pets are at the discretion of the management company.

This is a rare opportunity to acquire a 3 bedroomed apartment close to the seafront and a viewing is highly recommended to appreciate. Viewings must be accompanied and are strictly by appointment through Sole Agents Corbens, 01929 422284. Postcode for SATNAV is **BH19 1AN**.



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.

