



**FLAT 3 SCOTT'S HOUSE, PROSPECT CRESCENT, SWANAGE**  
**£279,950 Shared Freehold**



This first floor apartment is situated in a small development of four brand new apartments located in a popular residential area approximately three quarters of a mile level distance from the town centre and Swanage beach. Scotts House has recently been built to a high standard by a reputable local builder with external elevations of Purbeck stone, under a slate tiled roof and have the benefit of a 10 year warranty.

Flat 3 Scotts House offers stylish modern accommodation with a pleasant southerly and allocated parking. Built with sustainability and comfort in mind, the apartment also incorporates high energy-efficient standards including an air source heat pump and underfloor heating.

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, safe, sandy beach, and is an attractive mixture of old stone cottage 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. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref PRO1687c

Council Tax Band C - £2,390.61 for 2025/2026



The entrance hall welcomes you to this brand new apartment and leads through to the South facing living room with pleasantly southerly views across Parkland. The separate kitchen is fitted with a range of light grey units, complementing worktops and integrated appliances including washing machine, fridge/freezer and electric oven & hob.

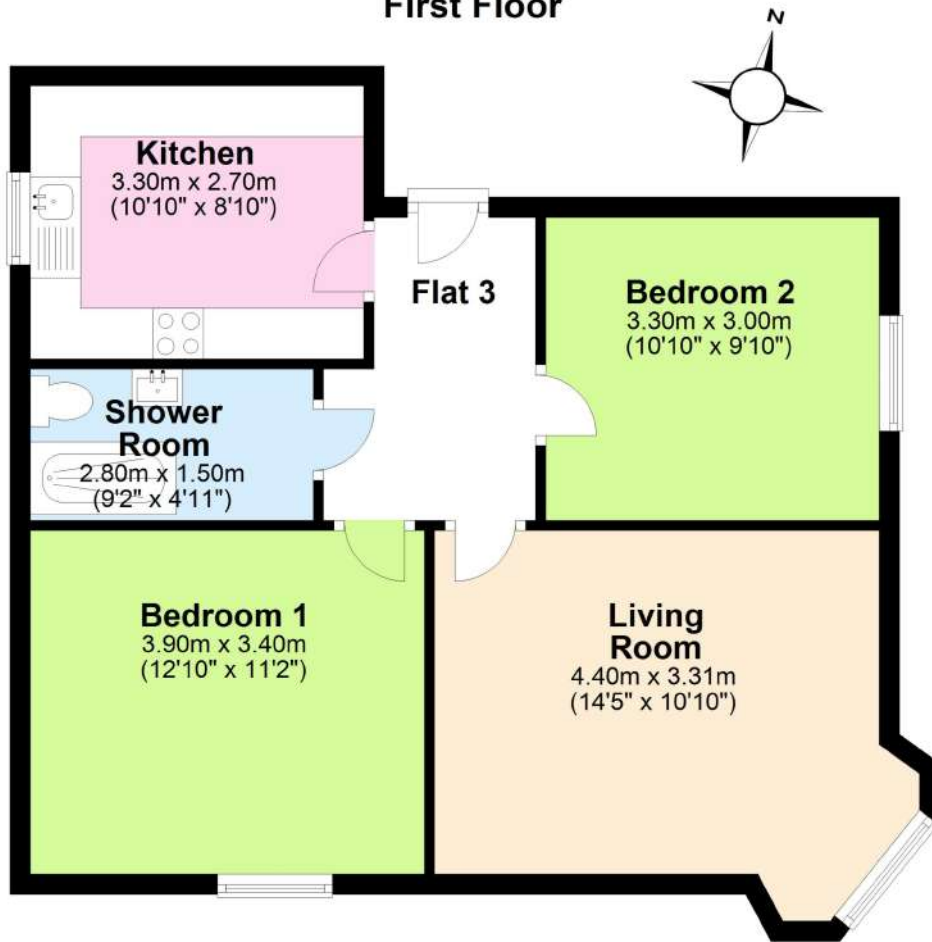
There are two good sized double bedrooms; bedroom one is particularly spacious and faces South with pleasant views across the adjacent parkland. The shower room has been fitted with a white suite, including a large shower cubicle and completes the accommodation.

Outside, the apartment has the benefit of a dedicated parking space at the front of the property. There is also an option to purchase a personal South facing garden which is partially paved with lawned area in the additional sum of £25,000.

**TENURE** Shared Freehold. New 999 year lease to be granted. Shared maintenance liability to be confirmed. All lettings permitted, pets at the discretion of the management company.

Viewing is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 1BE**.

## First Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(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		

Total Floor Area  
Approx. 58m<sup>2</sup> (624 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.



