



FLAT 6 LYONS HOUSE, STATION PLACE, SWANAGE
£325,000 Leasehold

This stylish top floor apartment is situated in a development of 6 apartments above commercial premises in the heart of the town approximately 100 metres from the seafront and beach and a short distance from the Steam Railway station and main shopping thoroughfare. The original property comprised a three storey detached building constructed of brick in 1948, and a fourth storey was added in 2017 creating 2 further apartments designed by award winning architects Munden Robinson.

Flat 6 Lyons House offers stylish, spacious accommodation with views over the recreation ground to the sea in the distance, and also has the benefit of allocated parking, South facing balcony, a new 150 year lease and BLP warranty.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has 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. 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.



The open plan living room/kitchen is exceptionally spacious spanning the entire depth of the building. The living area enjoys views across the recreation ground to Swanage Bay and Ballard Down in the distance. The kitchen area is fitted with a range of white gloss units, contrasting worktops, integrated appliances and has sliding doors to the South facing balcony with views of Swanage Steam Railway.

There are two double bedrooms, the principal bedroom enjoys similar views to the living room, whilst bedroom two is South facing. The stylish bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

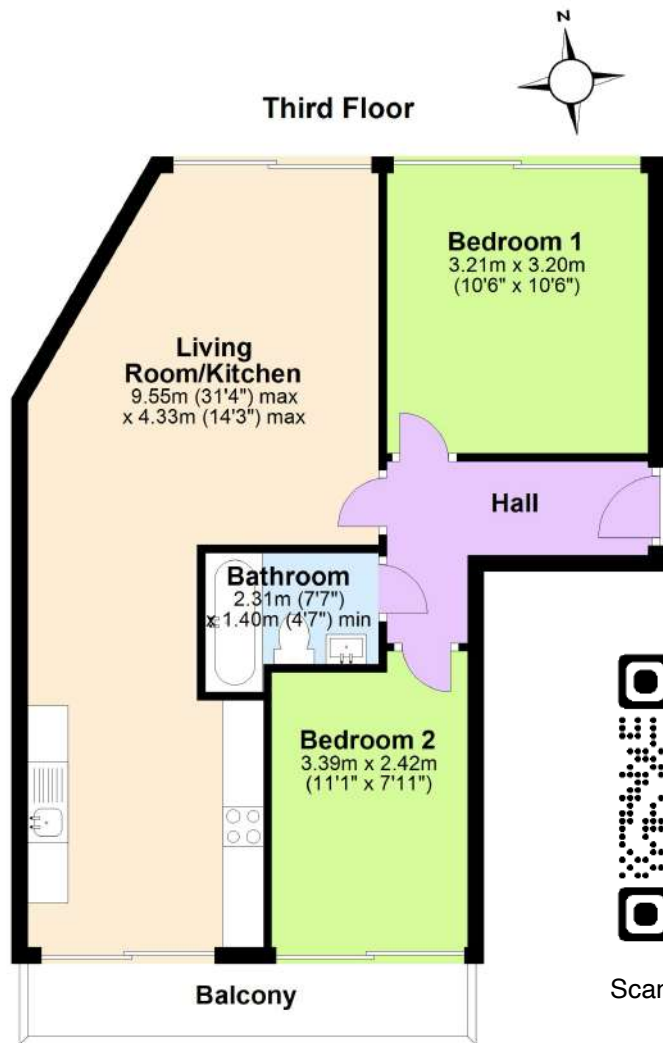
Outside, the apartment has the benefit of an allocated parking space.

Tenure Leasehold. New 150 year lease. Ground Rent, Nil. Share maintenance liability estimated May 2023-May 2024 £1,500 plus buildings insurance contribution of £350. All lettings permitted, pets at the discretion of the Management Company.

Viewing Strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1DQ**.

Property Ref STA1760c

Council Tax Band - To be Assessed



Scan to View Video Tour

Total Floor Area Approx. 61m² (657 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.





Swanage Beach Nearby

