



FLAT 1 LYONS HOUSE, STATION PLACE, SWANAGE
£250,000 Leasehold

This stylish first 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 1 Lyons House offers stylish, spacious accommodation with South facing balcony overlooking Station Road, and has the benefit of 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 L-shaped entrance hall welcomes you to this modern apartment and has a two fitted storage cupboards. Leading off, the good sized living room is at the rear of the property and has large sliding windows. The kitchen is fitted with a modern range of white gloss units, contrasting worktops and integrated appliances and has ample room for a breakfast table. Sliding doors open to the South facing balcony overlooking Station Road.

There are two South facing bedrooms. The principal bedroom is a particularly spacious double. Bedroom two is also a good sized double and both rooms have views over Station Road. The stylish modern bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

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 STA1760a

Council Tax Band - To be Assessed



Scan to View Video Tour



First Floor

Living Room
4.06m x 3.35m
(13'4" x 11')

Bathroom
2.24m x 1.70m
(7'4" x 5'7")

Hall

Bedroom 1
4.78m x 3.08m
(15'8" x 10'1")

Bedroom 2
3.60m x 2.45m
(11'10" x 8')

Kitchen
3.91m x 2.87m
(12'10" x 9'5")

Balcony

Total Floor Area Approx. 66m² (710 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

