



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

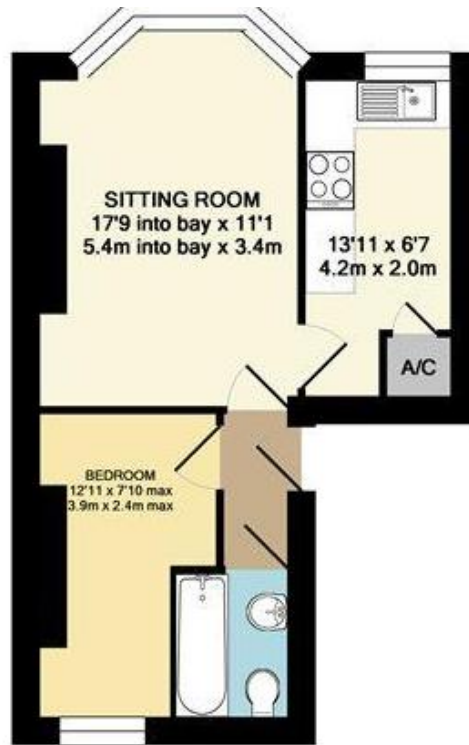
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A MODERN APARTMENT SET IN A CHARACTERFUL DEVELOPMENT IN AN ELEVATED  
LOCATION WITH VIEWS OF SWANAGE BAY.  
IDEAL SECOND HOME OR HOLIDAY RENTAL.  
NO FORWARD CHAIN**



# Park Road, Swanage, Dorset BH19 2AE

**PRICE £199,950**



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2014

## Location:

The property sits just off from the town centre of Swanage, within easy reach of its beaches and shops. Swanage itself has a variety of shops, cafes & restaurants plus the picturesque sea front & bathing beaches. Attractions include a steam railway which runs to Corfe Castle/Norden & the popular Mowlem Theatre. Being within The Purbecks there is an abundance of coastal walks & activities along the Jurassic Coast.

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## PRICE £199,950

### The Property:

Set in this characterful building this apartment is accessed via a secure communal door at front with entry phone & access to the rear for the parking. Stairs lead up to the second floor. A secure front door leads through into an entrance foyer which has wood laminate flooring flowing through into the living room.

The spacious living room has a upvc double glazed bay window overlooking the front aspect providing views of Swanage Bay and the sea. There is also a wall mounted electric heater & fitted shelving to the side of the chimney breast.

The modern kitchen has a matching range of cupboards at base and eye level with soft closing drawers. A four ring ceramic hob is set into the work surface with an oven below and an extractor above. Integral appliances include a fridge, a freezer & a dishwasher with space and plumbing for a washing machine. A sink with side drainer is set into the work surface with a upvc sash window overlooking Swanage Bay. A cupboard houses the hot water tank with slatted shelving above.

The bedroom has a upvc double glazed sash window to the rear aspect. There is an alcove to the side of the chimney breast ideal for a wardrobe and a wall mounted electric heater.

The bathroom comprises of a wc, wash hand basin & a bath with an electric shower over & a glass shower screen with splashback tiling surrounding. The room benefits from a heated towel rail, a mirror fronted medicine cabinet with shelving below, an extractor fan, inset spotlights & a shaver point.

### Parking:

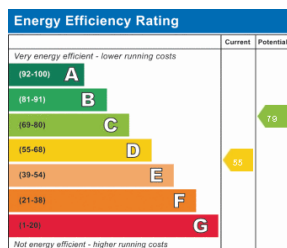
There is parking available behind the property.

### Lease:

The vendor has notified Purbeck Property that this apartment is share of freehold with the residue of a 999 year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

### Measurements:

Lounge	17'7" (5.36m) into bay X 11'5" (7.48m)
Kitchen	13'10" (4.23m) max X 6'9" (2.05m)
Bedroom 1	12'11" (3.95m) X 9'3" (2.83m)
Bathroom	6' (1.84m) X 4'9" (1.45m)



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.