



Park Road

Swanage

BH19 2AD

**FULLY RENOVATED, SPACIOUS 2 BEDROOM UPPER FLOOR APARTMENT
WITH SEA VIEWS IN CENTRAL TOWN LOCATION CLOSE TO THE BEACH**

Guide Price £300,000

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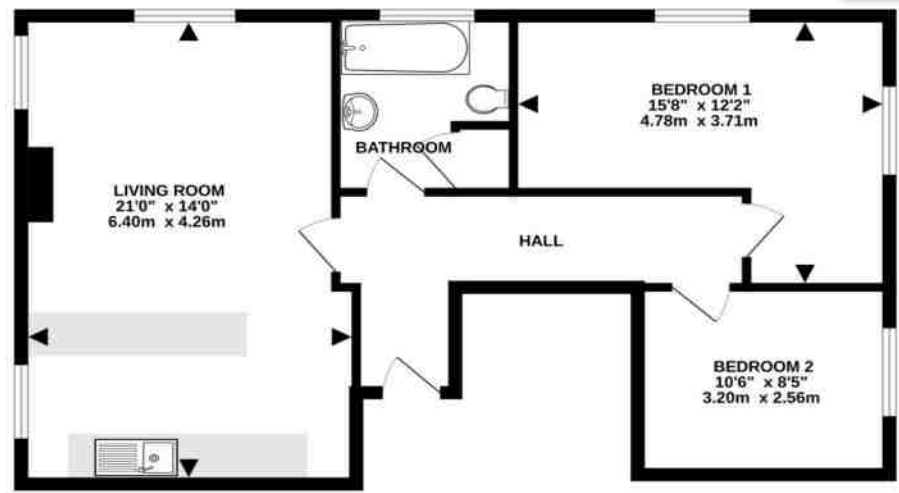


Park House is a character Purbeck stone property which has been converted into apartments. Located in Park Road just off the town centre this property is ideal for access to the town, restaurants and beach. Flat 4 is situated on the second floor giving it the elevation for fantastic views of the sea, rooftops and surrounding hills. The building is situated in a central location with easy access to the shops, restaurants, beach and coastal walks. With many large windows the flat is bright, spacious and airy. It has been lovingly restored by the current owners. We feel viewing is essential to fully appreciate the appeal of this property. The Lounge/Kitchen is double aspect with ample space for comfortable seating, and original wooden flooring. The Kitchen is thoughtfully designed with off white storage units, Beech worktops, inset ceramic sink, hob with extractor over, integral oven and space for fridge freezer and washing machine. A matching island has extra storage and an overhang worktop doubling as a breakfast bar/dining table. Two double Bedrooms, both are lovely light rooms with space for wardrobes/clothes storage. The Bathroom comprises of bath with overhead shower, wash basin and w.c. There is storage for coats and shoes in the Entrance Hallway. Heating is electric with new heaters fitted winter 2023. The property is double glazed.

TENURE: Leasehold 999 years from 29th September 1982
AST Lets / Holiday Lets / Pets—PERMITTED
Service Charges—£840 per annum (paid monthly)

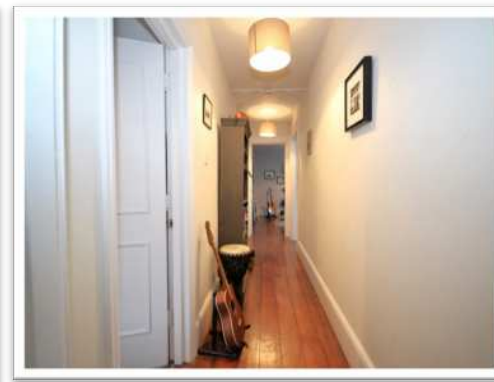


SECOND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		75
D	(55-68)		
E	(39-54)		
F	(21-38)		53
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	69

TOTAL FLOOR AREA - 668 sq.ft. (62.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Hoxby 2024





Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

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