



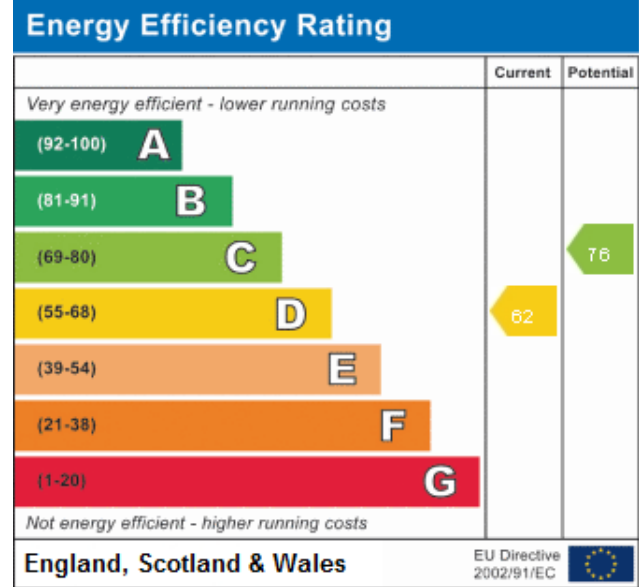
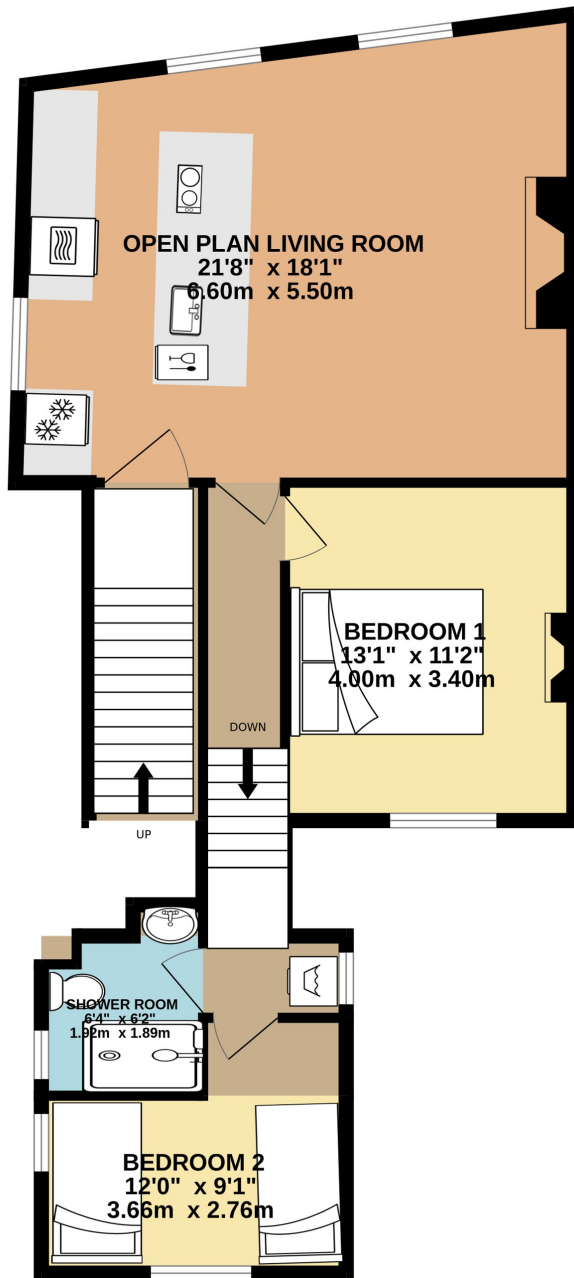
6 Park Road
SWANAGE
BH19 2AD

Exquisitely presented & Luxurious 2 Double Bedroom Apartment with outstanding Sea Views in prime central town location – A 'Turn-Key' property with high-end fixtures and fittings throughout.

Guide Price £360,000

ALBURY
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SECOND FLOOR FLAT
764 sq.ft. (71.0 sq.m.) approx.



ADDITIONAL INFORMATION:

TENURE: SHARE OF FREEHOLD

AST LETS PERMITTED

SERVICE CHARGES: £500 per six months

RARE TO THE MARKET – THIS LUXURIOUS & EXQUISITELY PRESENTED SECOND FLOOR APARTMENT SITS IN THE HEART OF SWANAGE TOWN WITH SEA VIEWS – IDYLIC ONE-OFF PRIMARY RESIDENCE OR SECOND HOME RETREAT.



SET IN THE HEART OF SWANAGE
TOWN

Located within No. 6 Park Road is a collection of Apartments set off the bustling High Street, with fantastic elevated sea views—sold with Share of Freehold Leasehold in Title and AST lets permitted.

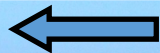
NEWLY REFURBISHED
THROUGHOUT TO THE HIGHEST
STANDARD

APARTMENT 3 offers both prime town and coastal accommodation comprising 2 spacious Double Bedrooms, a triple aspect contemporary Kitchen with bright open Living/ Diner with balcony façade windows providing elevated & impressive sea and town views, high ceilings and original fireplaces to principal rooms.

A 'TURN-KEY' PROPERTY THAT
COULD COME FULLY FURNISHED.



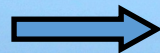
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BALLARD DOWN & ROUTE TO STUDLAND



HEART OF THE TOWN & AMENITIES



DURLSTON COUNTRY PARK



SWANAGE BAY & SANDY BEACHES



CHAIN FERRY TO SANDBANKS,
POOLE & BOURNEMOUTH



'PARK ROAD'



SWANAGE TOWN WITH ITS ABUNDANCE OF AMENITIES, RESTAURANTS & BOUTIQUE, NOSTALGIC SHOPS

ENTRANCE—The property is provided access from the communal hallway and is located on the second floor of the building. The entrance to No 3 with its solid wood doors and wooden flooring to the principal living areas creates a warm, homely and quality impression.

KITCHEN / LIVING ROOM The open plan Kitchen—Living room is an impressive and elegant space, offering high ceilings and dual aspect full height windows with balcony facades offering elevated town and sea views. The Sitting area benefits from a feature fireplace with marble surround and ample space for furniture leading to the Dining area with central island.

KITCHEN—The contemporary open Kitchen has been beautifully refurbished with Quartz worktops and fitted units to include built-in Fridge/Freezer, Oven and microwave oven. The central island offers inset sink and Kucher tap with inset induction hob. The Kitchen benefits from a window providing town and sea views over Swanage Bay.





THE MASTER BEDROOM is a generous double room benefitting from feature fireplace and window to the rear of the building, with ample space for furnishings.

Along the bright internal hallway gives access to the remaining accommodation comprising:

BED 2 is also a good sized double room, currently dressed as a twin, benefitting from dual aspect windows and sea views.

THE BATHROOM is modern in design and prettily tiled, benefitting a contemporary Walk-In Shower, sink, WC and heated towel rail.

UTILITY AREA—a separate utility area ideal for laundry space houses the Washing Machine and new boiler.

PARKING – whilst parking is not afforded to this property, parking can often be sought along Park Road or within other residential roads nearby, plus easy walking distance from Council car parks where permits can be acquired.





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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