



High Street

Swanage

BH19 2LP

**2 BEDROOM TOWN CENTRE FIRST FLOOR APARTMENT
WITH PRIVATE REAR GARDEN & GARAGE, IDEAL
INVESTMENT / HOLIDAY LET OPPORTUNITY**

£525,000

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The seaside town of Swanage is located on the eastern edge of the Isle of Purbeck, enjoying long sandy beaches, offering many sea activities, coastal walks along the Jurassic Coast, restaurants, cafés, shops, the Historic Swanage Steam Railway and many more family attractions.

This 2 bedroomed, town centre flat is nicely presented, benefitting from a central location and boasting a lovely private courtyard garden and garage to the rear, accessed from Marshall Row. The front communal access from the High Street leads to a stairway and this first floor flat. The internal front door opens into an entrance hall. The Living Room is spacious and light with window overlooking the town and offering sea glimpses of Swanage Bay, there is ample space for comfortable seating and a wood burning stove for winter evenings is a great addition. The Dining Room leads off the Living Room, it has a feature fireplace, space for dining table and chairs and could easily be used as a snug or study room if required. An opening from here takes you into the Kitchen, a delightful bright room with south facing window, a great selection of stylish wall and base storage units with plenty of work surface, integral appliances and tiled floor.





The Master Bedroom is a lovely double room accessed from the hallway via the En Suite bathroom and dressing/storage area. Double patio doors open directly from the bedroom to the rear patio and in particular a pergola semi-shaded area ideal for alfresco dining. The En Suite bathroom comprises of bath, his and her wash basins with vanity units under and individual mirrors behind, concealed flush w.c. and heated towel rail. Bedroom 2 is another good-sized double room to the front of the flat, with window overlooking the town and built-in wardrobes. A separate Shower Room consists of walk-in shower, wash basin, w.c. and heated towel rail.





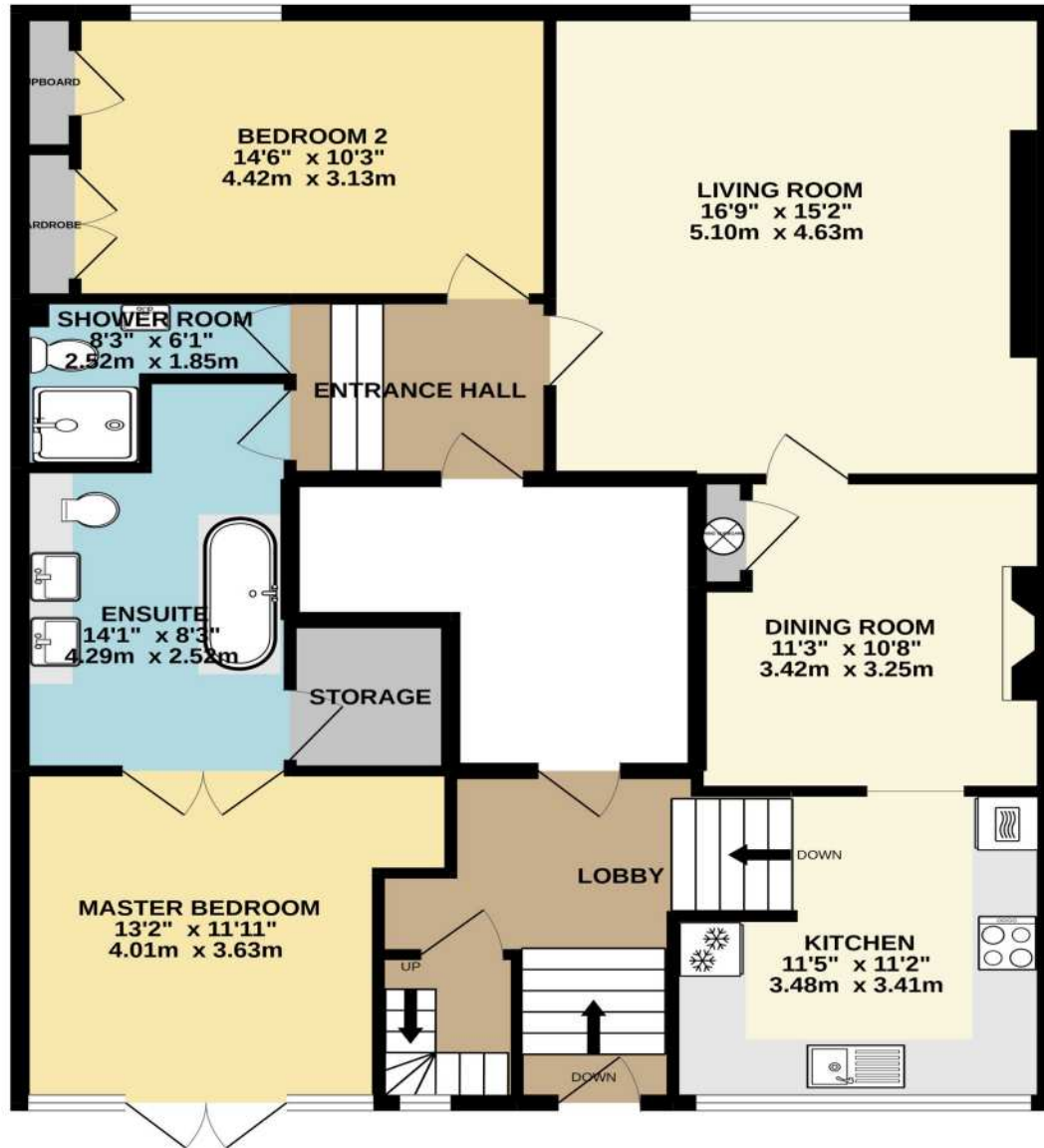
Steps from the Kitchen lead to a Lobby area, which has an exit to the central communal stairway, but also has steps leading up to the rear door which in turn opens onto the terraced courtyard garden. A paddle step staircase takes you up to an open Loft Room with window overlooking the rear garden.



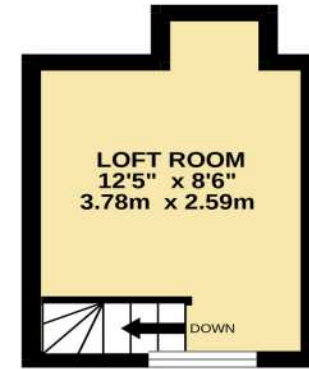
Outside – A stone built garage with double doors is accessed from Marshall Row with a rear door to the courtyard, the garage is a versatile space and great for storage. The rear garden is mainly paved with changes is level providing a selection of sociable areas to sit, eat and relax, a stone retaining wall provides a lovely planting area separating the main terrace from the hot tub terrace. The hot tub is included with the property. (We are advised that the hot tub is in need of a full service.)



GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
95 sq.ft. (8.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		TO
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Grade II Listed Building

Mains: Electricity, Water, Gas & Waste Water

Central Heating: Electric

Part Double Glazed

Tenure: Leasehold—999 year lease

Annual Ground Rent—£100

Annual Service Charges—approx. £2000 reviewed annually

AST, HOLIDAY LETS & PETS PERMITTED

TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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