



Victoria Avenue

Swanage

BH19 1AN

**BEAUTIFULLY PRESENTED 3 BEDROOM, GROUND FLOOR, GARDEN
APARTMENT WITH ENCLOSED GARDEN & ALLOCATED PARKING WITHIN
A SHORT FLAT WALK OF THE TOWN CENTRE & BEACH**

GUIDE PRICE £600,000

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Swanage is well known for being a family orientated seaside town, with the sandy beaches of Swanage Bay, Studland Bay and Shell Bay within a short walk or drive. The town has a diversity of shops, restaurants, cafes, public houses and attractions such as the Historic Swanage Steam Railway, The World Heritage Jurassic Coast and South West Coastal Path as well as all local amenities and schools.

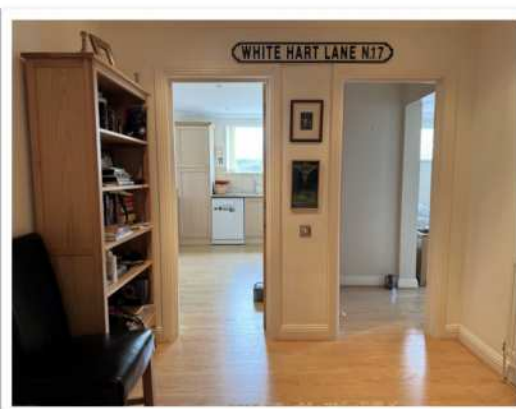
The Mulberrys is an attractive building containing 8 Apartments, number 1 is located on the ground floor and benefits from having an enclosed south facing, private garden with a personal access gate. On entering the apartment from the communal entrance, the Front Door opens into a spacious Entrance Hall which provides access to all rooms. The open plan Living Room is a spacious and bright dual aspect room with west facing windows and south facing bay window incorporating patio doors to the garden. There is ample space for comfortable lounge seating, dining table and chairs making the most of the aspect and garden views. The Kitchen area is located to the rear of this room with a return of base storage units separating the area whilst allowing very sociable living, great for entertaining. The Kitchen has a good range of stylish base and wall units, inset with sink, gas hob with extractor fan over, integral eye level double oven and under counter fridges, one with freezer compartment. Services and space are also incorporated for a free-standing dish washer and washing machine. The central heating boiler is also contained within the tall cupboard.







Bedroom 1 is a large, double, dual aspect room with plenty of space for wardrobes and bedroom storage, also benefitting from an En Suite Shower Room with corner shower cubicle, wash basin, w.c. and heated towel rail. Bedroom 2 is a lovely south facing double overlooking the garden, again with ample space for bedroom wardrobes and furniture. Bedroom 3 is an ideal single/bunk bedroom or small double. The Family Bathroom comprises of bath with overhead power shower and screen, wash basin, w.c. and heated towel rail.



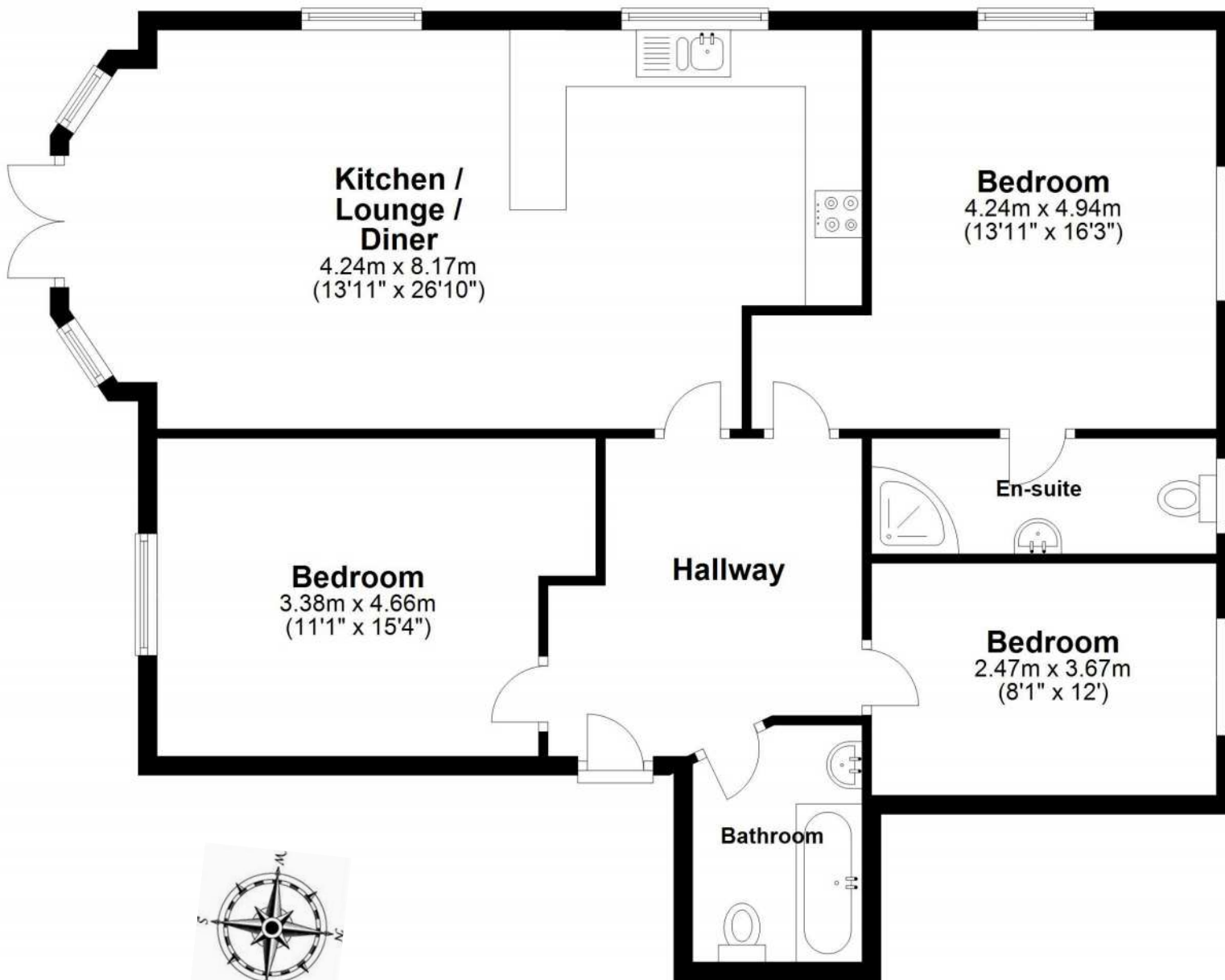


Outside – There is private parking with allocated space along with a few visitor spaces. The garden with Apartment 1 is a real gem, enclosed with wooden fencing panels there is a paved terrace immediately outside the Living Room with a large decking area covering the remaining area softened with a variety of statement shrubs and planted pots. This is a great entertaining area for barbecue/al fresco dining or just to sit and relax in the sunshine.



Ground Floor

Approx. 95.1 sq. metres (1024.1 sq. feet)



Total area: approx. 95.1 sq. metres (1024.1 sq. feet)

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

Services:

Mains Electricity

Mains Water

Mains Drainage/Sewerage

Mains Gas—Gas fired central heating

Boiler approx. 6 years old

Tenure:

Share of Freehold

Annual Service Charge £2,400 reviewed twice a year

AST Lets permitted

Holiday Lets permitted

Pets permitted by agreement

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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

Plan produced using PlanUp.



Viewing by appointment through sole agents:

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