



8 The Mulberrys  
Victoria Avenue  
BH19 1AN

WELL PRESENTED 3 BEDROOM PENTHOUSE APARTMENT WITH  
ALLOCATED PARKING, WITHIN A SHORT FLAT WALK OF THE BEACH &  
TOWN CENTRE - GREAT HOLIDAY LET INCOME/INVESTMENT

**GUIDE PRICE £555,000**

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This second floor penthouse apartment is extremely well presented and deceptively spacious. There are stairs and a lift to all upper floors, independent Gas fired central heating and secure admission to communal front door.

The front door to No. 8 The Mulberrys opens into a long entrance hall from which all rooms are accessed. The open plan Living area is light and spacious with south facing window and west facing patio doors which opens onto a small balcony. There is ample space for comfortable seating, dining table and chairs combined with a stylishly designed kitchen providing great storage along with integral appliances and breakfast bar, making a very sociable space.

The Master Bedroom is a generous L shaped retreat with space for bed and associated furniture, along with a quiet seating area to relax. The En Suite Bathroom comprises of bath with hand held shower, wash basin, w.c. and heated towel rail. Bedroom 2 is a west facing double room with Bedroom 3, also a double room with velux roof light. The Family Shower Room comprises of corner shower, wash basin, w.c. and heated towel rail.

Outside – There are two allocated parking spaces in the communal car park.

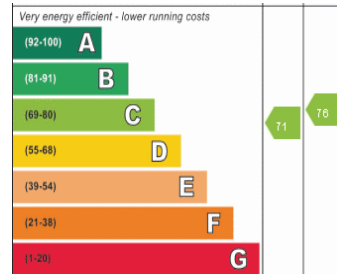
Currently a holiday let charged at £220 per night between April & September annually. All fixtures, fittings and furniture can stay, a great ‘turn key’ property with income.

**Share of Freehold**

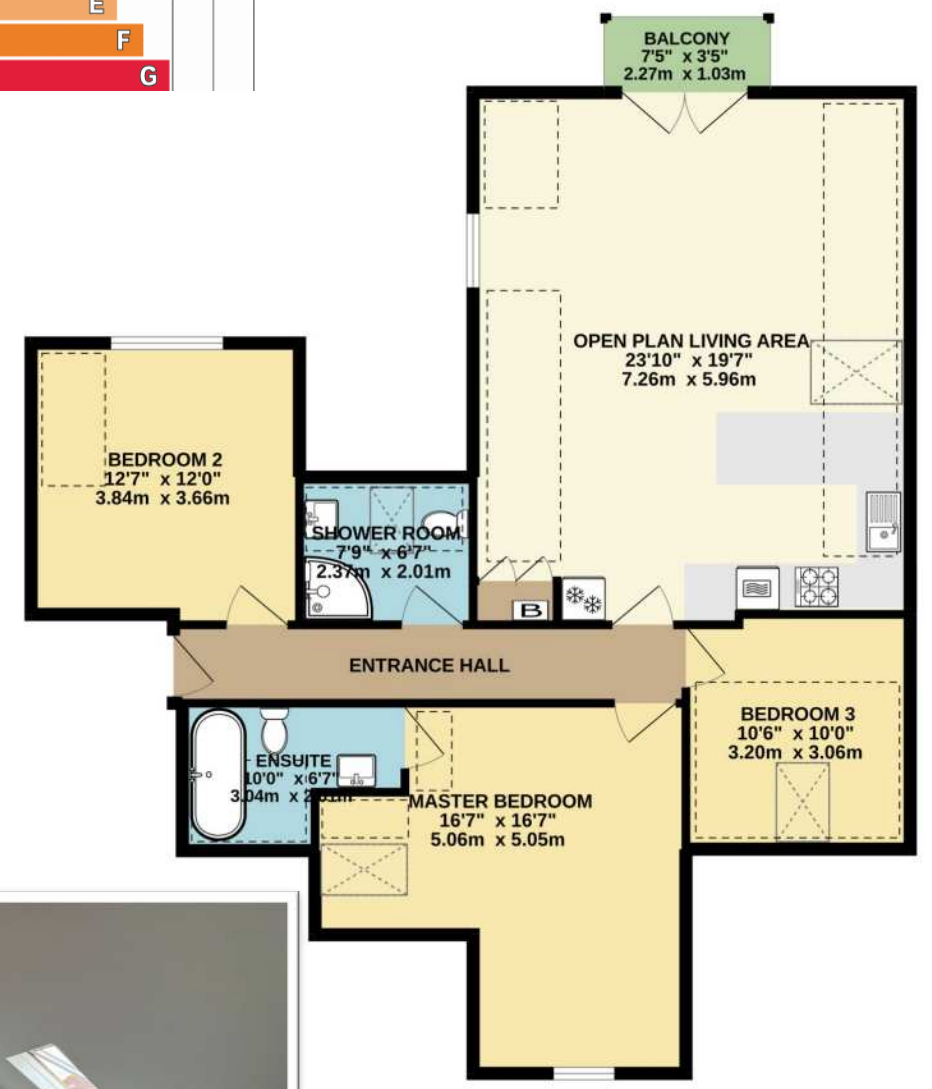
**Holiday & AST Lets Permitted**

**No Pets**

**Annual Maintenance charges approx. £1800 per annum**



GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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 is given as to their operability or efficiency can be given.  
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Viewing by appointment through sole agents:

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

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