



ISLES APARTMENTS

THE PARADE

SWANAGE

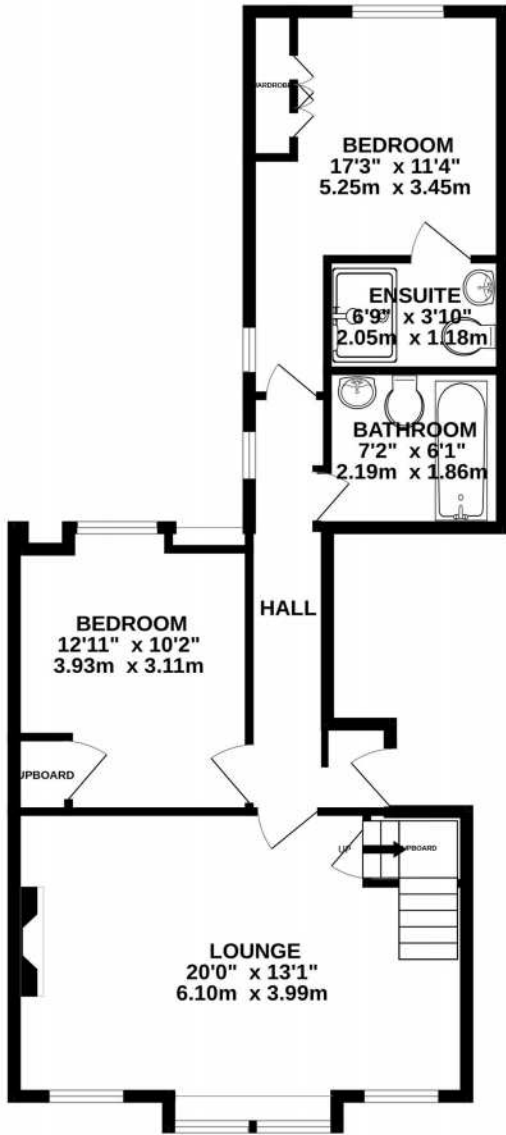
BH19 1DA

Swanage Bay Waterfront, Penthouse Apartment steeped with heritage and a nostalgic façade—cleanly presented with 2 Double Bedrooms, & outstanding Sea Views in prime central town location—A Share of Freehold 'Turn-Key' property to enjoy the summer season.

Guide Price £450,000

ALBURY  
& HALL

Second Floor



Third Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	73
		EU Directive 2002/91/EC	



**ADDITIONAL INFORMATION:**

- ◆ **TENURE: SHARE OF FREEHOLD**  
Between 6 Apartments — 999 year lease
- ◆ **AST LETS PERMITTED**
- ◆ **HOLIDAY LETS PERMITTED**
- ◆ **SERVICE CHARGES:** Currently £2000 per annum to cover insurance, maintenance, etc.
- ◆ **GAS CENTRAL HEATING**

TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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LIGHT & AIRY PENTHOUSE, WATERFRONT APARTMENT OVER 2 FLOORS IN THE HEART OF SWANAGE TOWN WITH FANTASTIC ELEVATED SEA VIEWS—IDYLIC ONE-OFF PRIMARY RESIDENCE OR QUINTESSENTIAL SECOND HOME SEASIDE RETREAT.

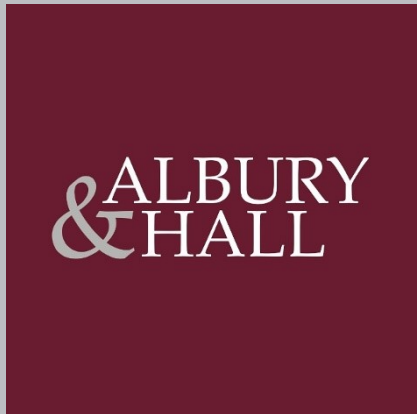


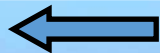
# WATERFRONT APARTMENT IN THE HEART OF SWANAGE TOWN

Located along the nostalgic Swanage Bay waterfront sits the quintessential British Seaside building of The Parade.

The Parade is a collection of Apartments set off the bustling High Street, with fantastic elevated sea views—sold with Share of Freehold (on a 999yr Lease) with AST and Holiday lets permitted.

APARTMENT 3, 4 THE PARADE offers both prime town and coastal accommodation comprising 2 spacious Double Bedrooms, a characterful Living Room with panoramic views, contemporary Kitchen with door to Terrace, dual aspect Diner— façade & velux windows provide elevated & impressive sea and town views to principal rooms, A 'TURN-KEY' PROPERTY WITH NO ONWARD CHAIN.

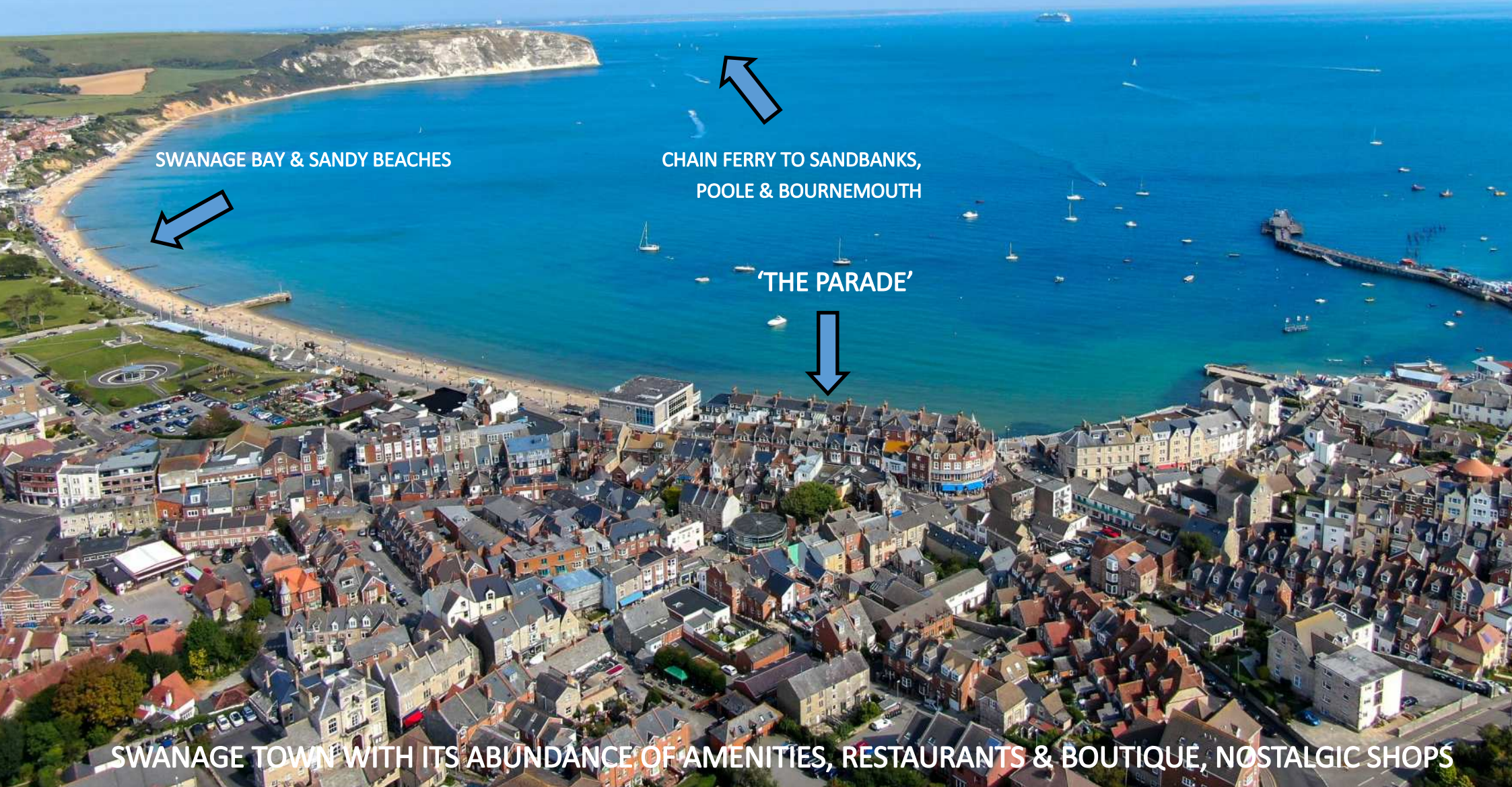




BALLARD DOWN & ROUTE TO STUDLAND

HEART OF THE TOWN & AMENITIES

DURLSTON COUNTRY PARK



SWANAGE BAY & SANDY BEACHES

CHAIN FERRY TO SANDBANKS,  
POOLE & BOURNEMOUTH

'THE PARADE'

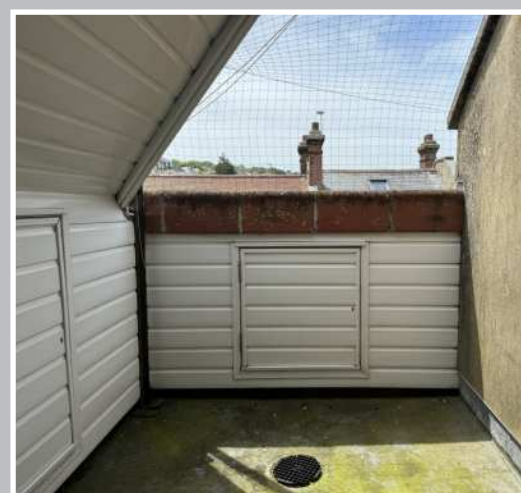
SWANAGE TOWN WITH ITS ABUNDANCE OF AMENITIES, RESTAURANTS & BOUTIQUE, NOSTALGIC SHOPS



**ENTRANCE**—Elevated on the top floor and arranged as a maisonette over 2 floors—this apartment offers a quiet and peaceful setting to enjoy full panoramic views over the Bay whilst being in the centre of this bustling seaside town.

The entrance to No 3 provides storage for coats and shoes with an integral hallway in neutral décor leading to the principal living areas, creating a bright, light and airy impression.

**LIVING ROOM** The spacious Living room is an impressive and airy space, offering quadruple windows offering elevated and panoramic sea views across the Bay. The Sitting room benefits from a fireplace plus beamed ceiling allowing additional natural light from the Velux's above. The stairs leading up to the top floor also offer a useful good-size under stairs storage cupboard.

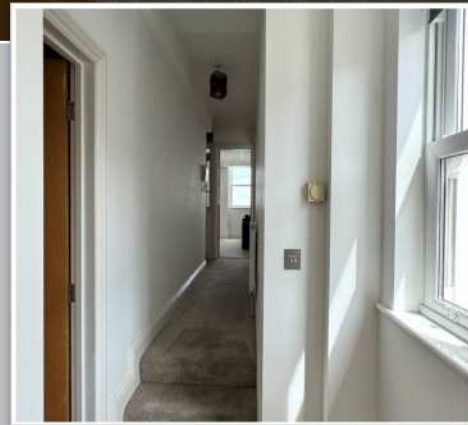




**BEDROOM 1**—The Master bedroom to the rear of the property is quiet and peaceful, overlooking the inner courtyard properties of the town. This spacious room has a double bank of built-in wardrobes plus space for additional furniture. This room also offers an Ensuite with walk-in Spa Shower, WC & sink.

**BEDROOM 2**— is also a generous sized Double room to the rear of the property, with a built-in wardrobe and ample space for additional furniture.

**MAIN BATHROOM**—the contemporary bathroom is fully tiled and fitted with a Bath with an overhead Shower and screen, WC, sink and heated towel rail.



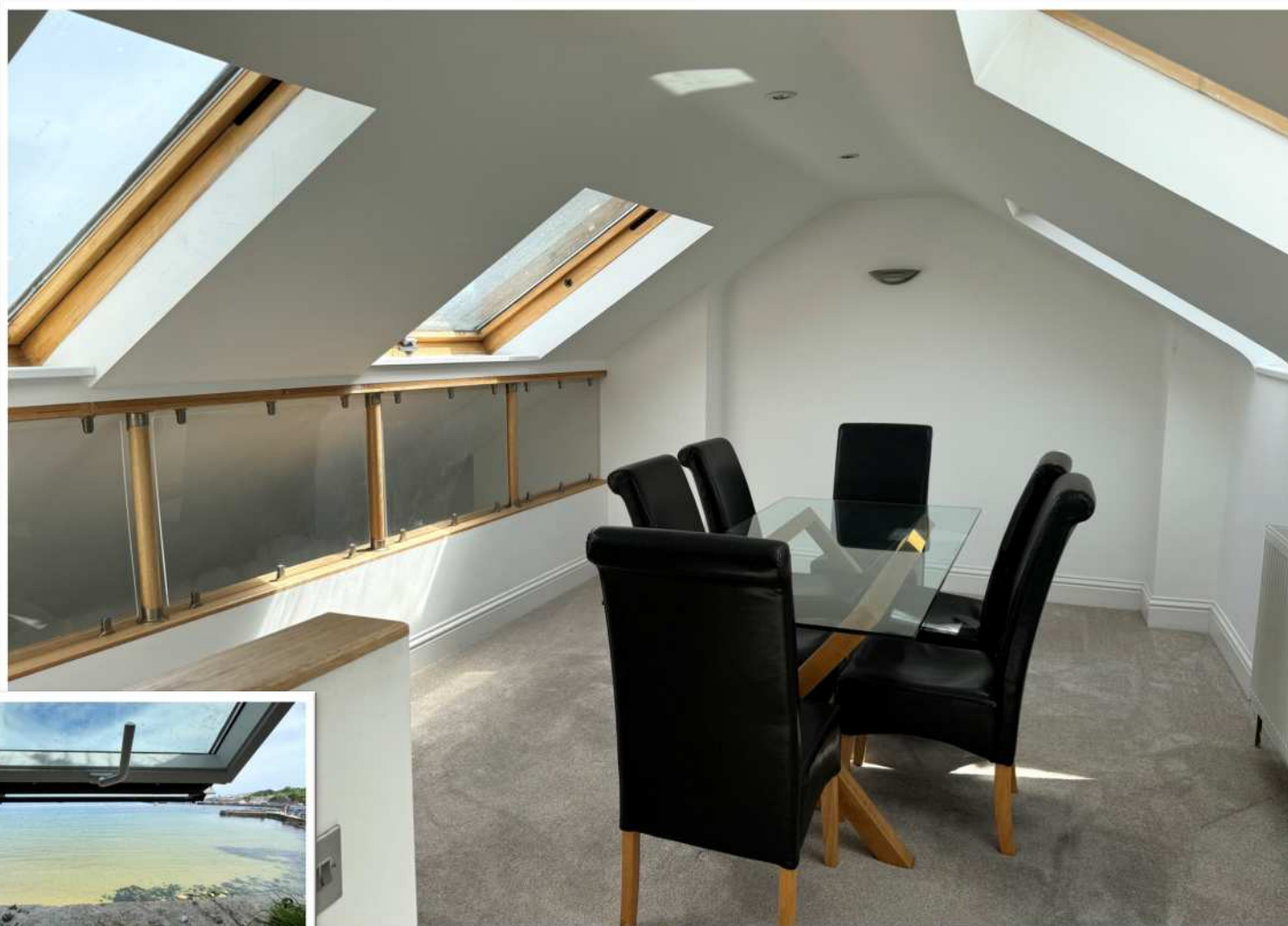
**THE TOP FLOOR**—as this is a maisonette, there is an internal staircase leading up to the top floor within the apex of the property to the further accommodation.

**DINING ROOM** is an impressive room with plenty of natural light, looking down through the beams to the Sea below as well as the most panoramic views above. The Dual aspect Velux windows within the apex offer elevated views across the Bay to the front, and interesting scenic town views over the rooftops and chimney pots to the town below. This is a generous room with ample space for a large dining table to entertain and next to the open plan Kitchen.

**KITCHEN**— the contemporary and brightly tiled Kitchen has an array of built-in Units, with sink, Oven & electric hob with extractor hood over, dish washer, washing machine, fridge and freezer The rear door leads out to a Terrace area for some private and undercover outside space.

**PARKING** – parking is available to the front of the property although not guaranteed.

**FANTASTIC CENTRAL PROPERTY, READY TO GO WITH NO ONWARD CHAIN AND NO WORKS REQUIRED.**





Viewing by appointment through sole agents:

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

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

**ALBURY  
& HALL**

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