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GFF WITH GARDEN
& PARKING



Queens Road

Swanage

BH19 2ER

**GROUND FLOOR GARDEN FLAT WITH PRETTY SOUTH FACING
GARDEN & PARKING WITHIN A SHORT WALK OF THE TOWN
CENTRE & BEACH**

Guide Price £235,000

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Situated in an elevated position a short distance from the Town Centre, 22 Queens Road enjoys views over rooftops to Ballard Down and Swanage Bay. This ground floor garden flat has a semi-enclosed front garden facing north-west, great for views and evening sunshine, a two part south facing rear garden and an off road parking space.

Steps lead up to the Front Door which opens into the spacious inner Hallway where there is space to hang coats and store shoes. The Sitting Room, to the front of the flat, is a light and airy room with lovely bay window presenting fine views of Ballard Down and over rooftop views to Swanage Bay. There is a feature fireplace with gas effect fire, a cosy addition to a winter evening. Bi-folding doors open through into a second spacious and versatile room, currently used as a bedroom by the current owner it could just as easily be used as a Dining Room, Study, or larger Sitting Room with sofa-bed for guests. The internal doors for both rooms are glazed panelled to maximise natural light throughout.



The Hallway widens towards the rear of the flat and here there is enough space to locate a breakfast table and chairs if required. Beyond the Hallway is the Kitchen, a compact room in need of some updating but offering enough storage capacity and facilities for all appliances, natural light comes from a south-easterly facing window. A few steps lead up to the Bedroom, a double sized room with south facing window overlooking the rear garden there is a space here for a work desk, perfect to work from home.

Opposite the bedroom is the Bathroom comprising of bath with overhead shower, wash basin and w.c.



Tenure: Leasehold (New lease under negotiation)
Mains Electricity - Mains Water - Mains Sewerage
Mains Gas Central Heating - Boiler replaced April 2019
Annual Ground Rent - £50.00
Maintenance costs — One third of applicable cost on an as and when basis



Total area: approx. 53.4 sq. metres (575.3 sq. feet)

The rear door opens onto a gravel and paved patio the perfect spot to sit and relax or for al fresco dining, a lovely sheltered, and enclosed courtyard surrounded with established shrubs.

Steps lead up the garden to a slightly higher level where there is space for a small garden shed.

To the side of the flat is another shingled garden surrounded by a low fence and shrubs, shut off from the parking by a picket gate. The first floor flat does have access over this part of the garden to reach their private garden although there is a wooden staircase from upstairs in use.



Viewing by appointment through sole agents:

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

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