



Walrond Road

Swanage

BH19 1PB

**BEAUTIFULLY PRESENTED & WELL MAINTAINED 3 BEDROOM FIRST FLOOR APARTMENT WITH PRIVATE GARDEN & PARKING WITHIN 5 MINUTES WALK OF THE BEACH & TOWN CENTRE**

**Guide Price £450,000**

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Flat 2, 10 Walrond Road is a beautifully presented and extremely well maintained first floor apartment with the freehold over the whole property. The current owners have fully refurbished and reconfigured the accommodation providing a spacious and sociable home.

Access to the apartment is either through a front pedestrian gate along the path through a side gate or from the rear service road and parking area through a garden gate. Stairs lead up to a storm porch/walkway and the Front Door which opens into a Lobby with coat and shoe storage facilities. A few steps take you up to the main accommodation starting with the open plan Kitchen/Dining Room with ample space for dining table and chairs and easy access to all other rooms. The Kitchen has been stylishly designed with a good range of wall and base storage and workspace inset with quartz sink/drainers and induction hob with extractor hood canopy over. There is an integral eye level double oven and services for undercounter dishwasher, washing machine and fridge/freezer. The combi-boiler is also located here. The Sitting Room is to the front of the apartment, a lovely light and airy room overlooking the front of the property and providing rooftop views across the town and a glimpse of the sea from the side window is a bonus. A comfortable room to sit and relax throughout the day.





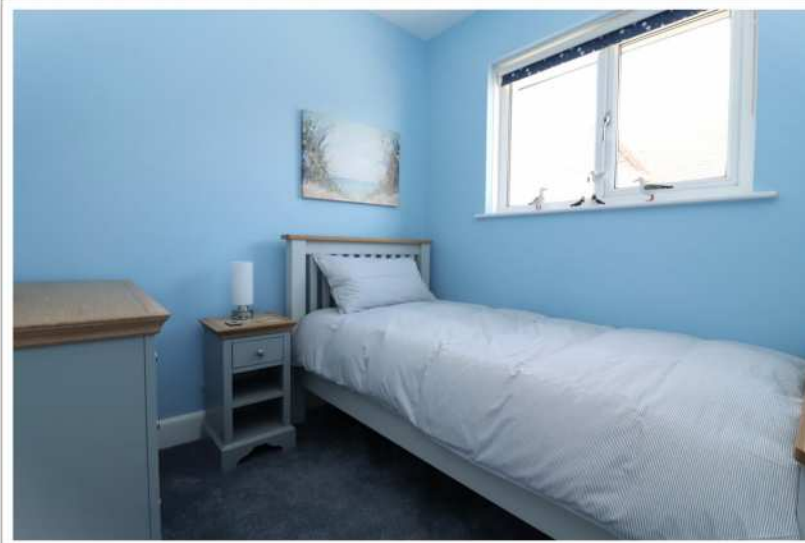
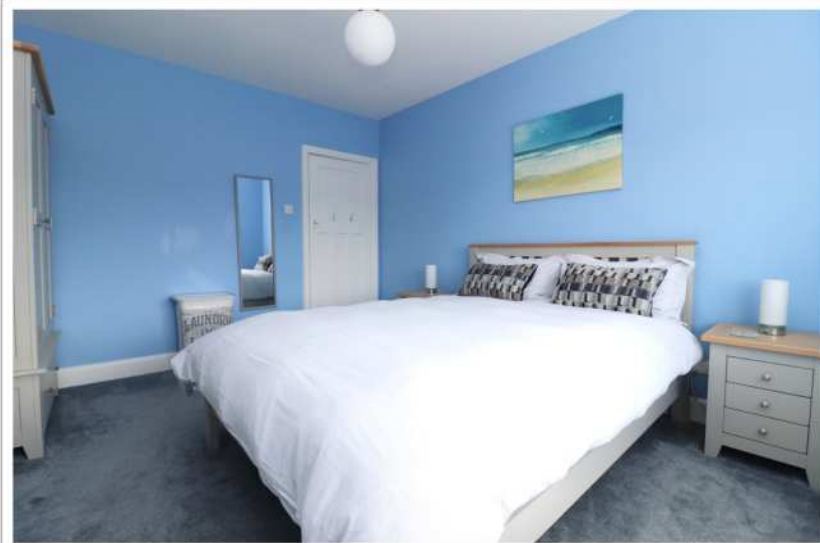




Bedroom 1 to the front of the apartment is a glorious south facing double room with plenty of space for wardrobes and chest of drawer dressing table.

Bedroom 2 to the rear of the apartment is dual aspect overlooking the rear garden, a great twin room with storage space.

Bedroom 3 in the middle of the apartment is a single room with space for wardrobe and chest of drawers.



The Family Bathroom is perfectly designed with walk in shower, wash basin with vanity unit under, heated towel rail and w.c.

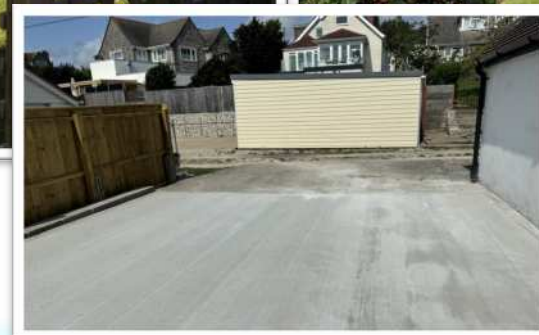
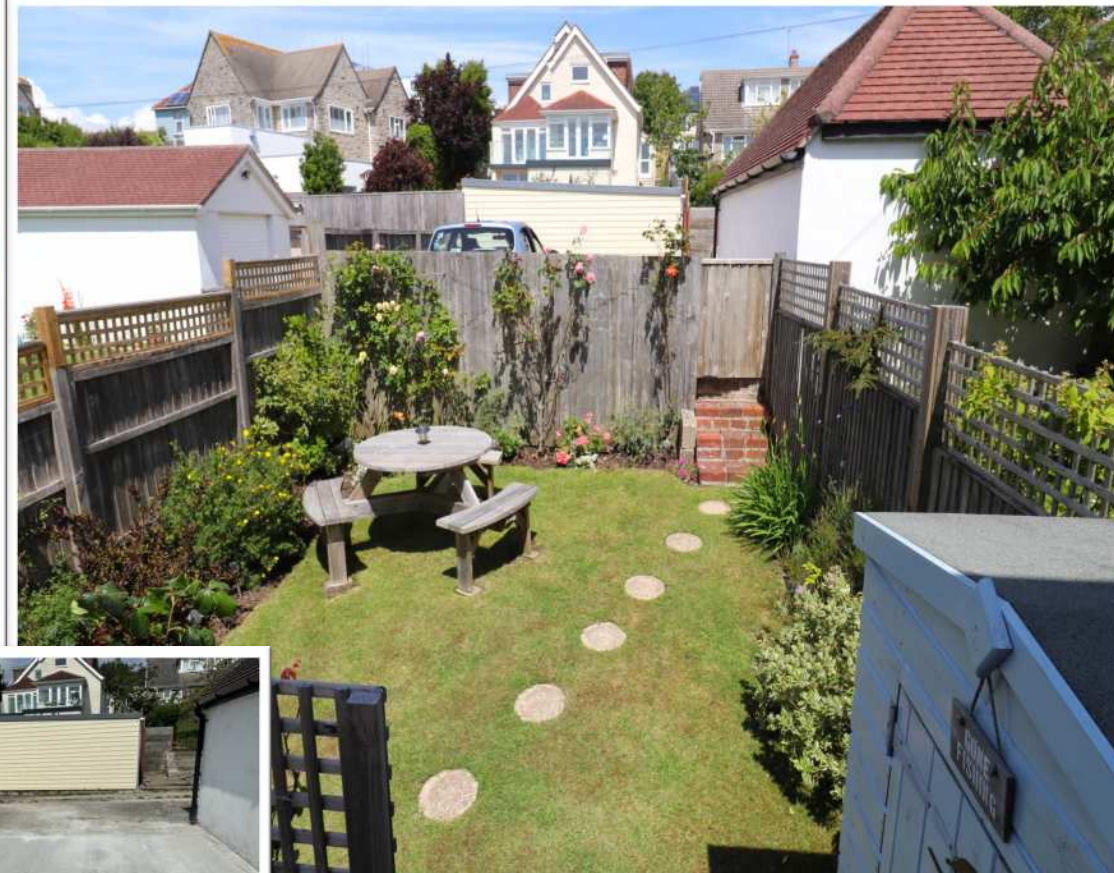
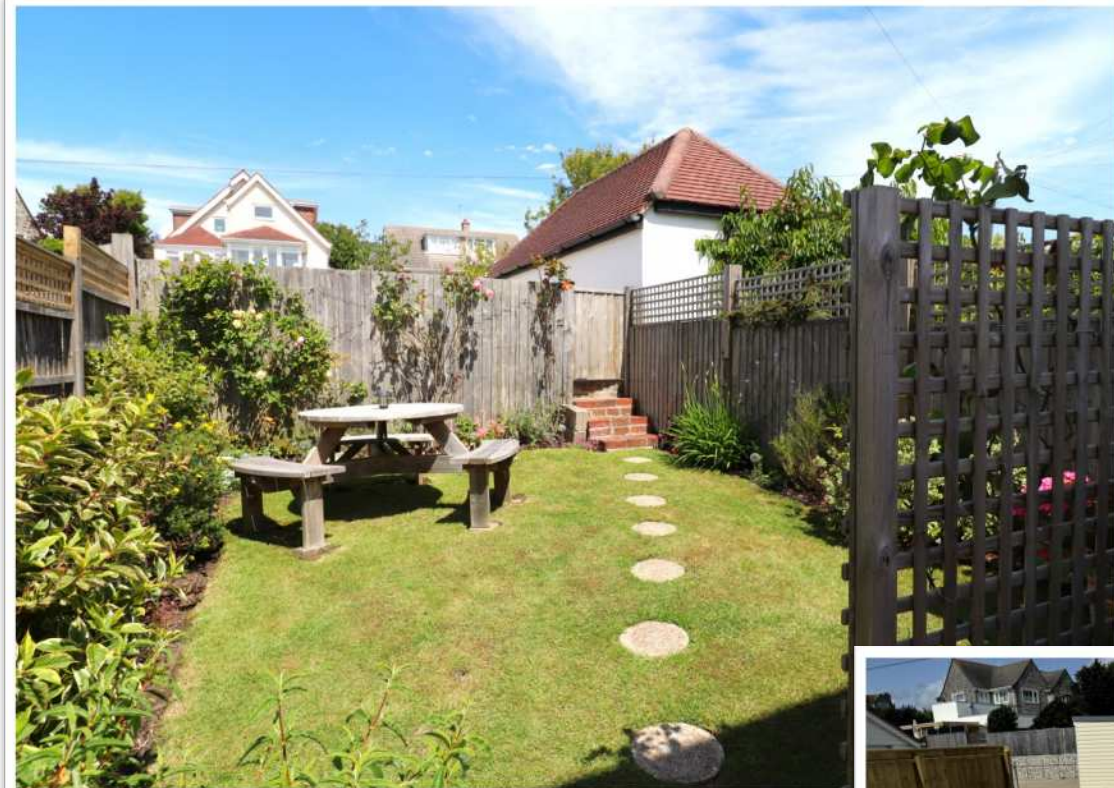
There is a separate Cloakroom with w.c. and wash basin which is a great addition



Outside – A practical and pretty garden has been designed, enclosed by fencing. It is a lovely, sheltered spot with lawn and low maintenance shrubs softening the edges, a relaxing place for alfresco dining or to quietly sit. There is a wooden storage shed for garden tools etc. Brick steps lead up through a gate to the parking area where there is private parking for 2/3 cars accessed via the service road.

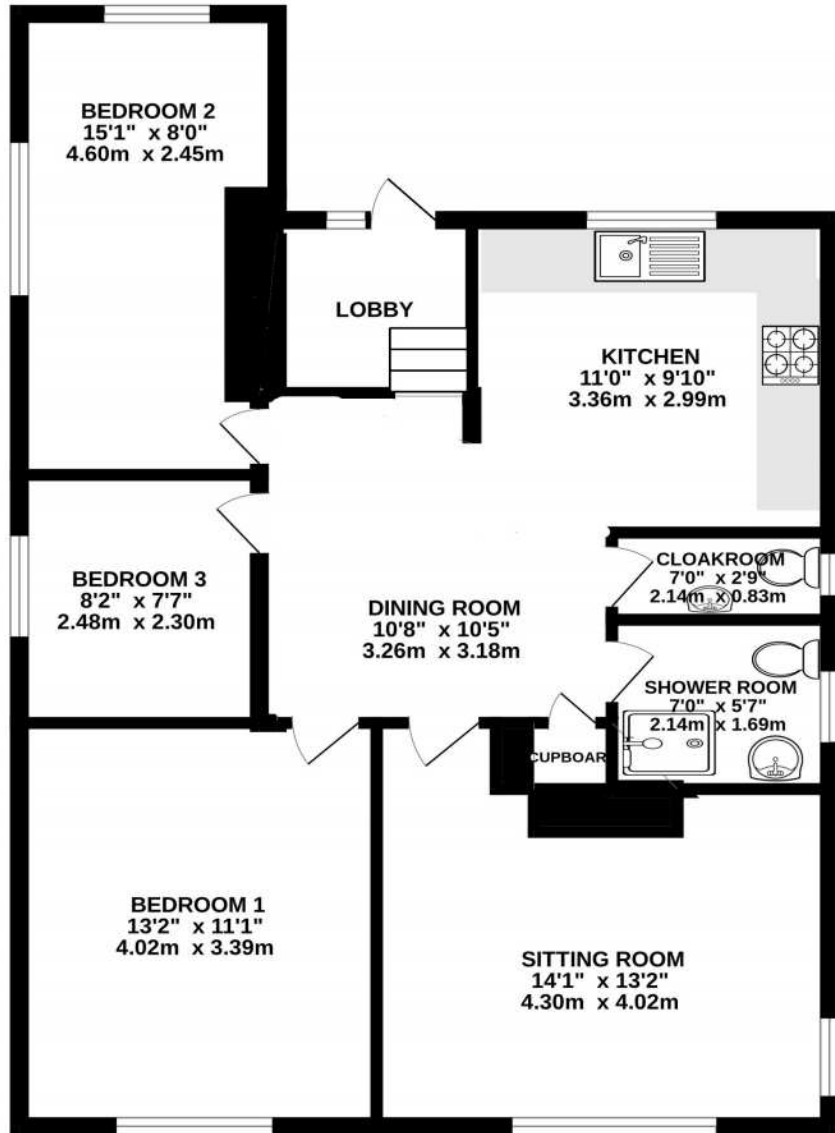
As this is a holiday home there is the possibility to negotiate the purchase of the furniture. It is not included in the sale.







1ST FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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 as to their operability or efficiency can be given.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold (The ground floor apartment has 175 year lease)

Gas Central Heating throughout

Floor insulation was renewed during the refurbishment.

External decoration recently completed along with guttering and down pipe renewal.

**Service & Maintenance charges:** Annually for Building Insurance other costs on an as and when basis split 54% to ground floor flat and 46% to first floor flat.







Viewing by appointment through sole agents:

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

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