



Davine Lodge
Cranborne Road
Swanage
BH19 1EL

A beautifully presented 3 bedroom top floor
apartment, within five minutes' walk of
Swanage town's beach and extensive amenities.

Guide Price £325,000

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Set just a couple of roads back from Swanage beachfront, this modern apartment has been well maintained by its owners since it was built in 2010. The attractive purpose built block lies along Cranborne Road, a sought after residential street that is conveniently located close to all of Swanage's amenities, yet is still peaceful and quiet.

The block comprises just six apartments, with Flat 6 situated on the top floor. The third loft bedroom even boasts a view of the sea and across to Ballard Down from one of its Velux windows. Tastefully decorated in neutral hues and with its own parking space, the property is ideal for a wide range of people, whether living as a sole resident, a couple or in a family set up.

With the South West Coast Path on your doorstep, plus a multitude of parks, bistros and businesses an easy walk away, Davine Lodge serves as a wonderful home and base to make the most of living in this bustling seaside town.





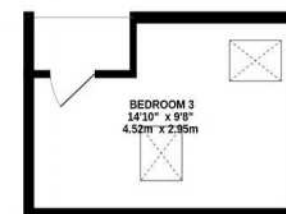
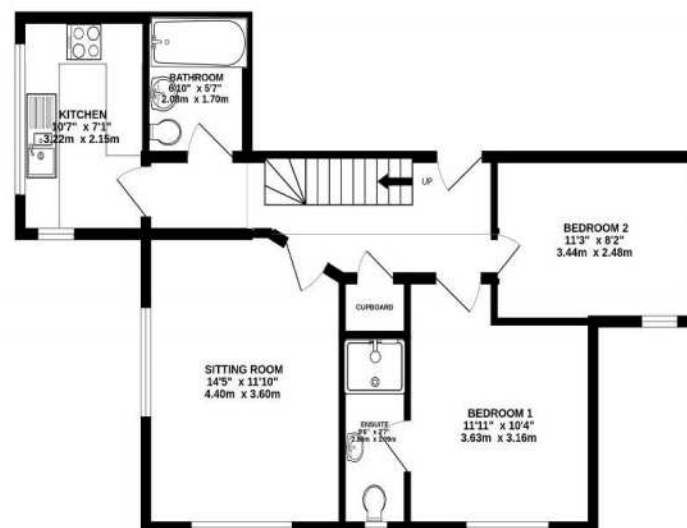
2ND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

3RD FLOOR
143 sq.ft. (13.3 sq.m.) approx.

Flat 6 opens into a carpeted hallway, with two double bedrooms leading off from here. The master bedroom is of an especially good size and also has an en suite shower room. The spacious third bedroom, or study, playroom or dining space if preferred, is accessed via stairs from this hallway. The room benefits from eaves storage plus two Velux windows, one of which offers glimpses of the bay and Ballard Down.

The sitting room is bright and light with double aspect windows overlooking the residents' parking area. The kitchen has high level windows plus a side window, and is fully fitted with integrated appliances, as well as a gas hob and electric oven under. Completing the accommodation is a modern family bathroom with bath, overhead shower, WC and freestanding basin.

Outside, residents benefit from an allocated parking space which is accessed via a service road. The property is leasehold, with a 125 year lease when built in 2010. Full AST lettings are permitted and pets at the discretion of the Management Company. Maintenance charges amount to just £60 per month.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Viewing by appointment through sole agents:

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