



Alexander Court, Grosvenor Road, Swanage BH19 2BA

£210,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A DELIGHTFUL SEA VIEW APARTMENT, JUST MOMENTS FROM SWANAGE TOWN CENTRE, BEACH & PIER.
SET IN A PET FRIENDLY DEVELOPMENT, PERMITTING LONG & SHORT TERM LETS, AS WELL AS
BENEFITING FROM A SHARE OF FREEHOLD AND A SPACIOUS PRIVATE GARAGE.

Alexander Court is a purpose-built development, set in a convenient position on Grosvenor Road. You are just moments from the shops, restaurants, facilities and transport links of Swanage town centre, as well as the beach and pier. The apartment is set on the first floor and enjoys sea views from both the living room and the bedroom. The living room includes a handy pull-down double bed that can be stowed away neatly when not in use - perfect for holiday lets or use by visitors. The apartment further benefits from a separate kitchen and a recently modernised shower room.

A particular feature of this apartment is the spacious private garage, which includes a useful storage area to the rear, making it ideal for those looking to store watersports equipment, bikes and suchlike to make the most of the fantastic location this apartment offers.

The apartment further benefits from a share of freehold and is self-managed by the residents of the block, helping to keep costs low. This is a pet friendly development and both long term and short term lets are permitted, making this ideal for those seeking a versatile property suited to a first time buy, second home, holiday let or let term buy to let.



KEY FEATURES

- First Floor Purpose Built Apartment
- Sea Views from Lounge & Bedroom
- Separate Kitchen & Modernised Shower Room
 - Spacious Private Garage
 - Pet Friendly Development
- Short Term Lets & Long Term Lets Permitted
- Share of Freehold with Low Maintenance Costs
- Moments from Swanage Town Centre, Beach & Pier
- Close to Shops, Restaurants, Facilities & Transport Links
- Ideal First Time Buy, Second Home, Holiday Let or Long Term Let









ADDITIONAL INFORMATION

Tenure: Share of Freehold

Ground Rent: Nil

Maintenance: £100 per Month
(To include buildings insurance and contribution to reserve fund.
Alexander Court is self-managed by the residents of the block)

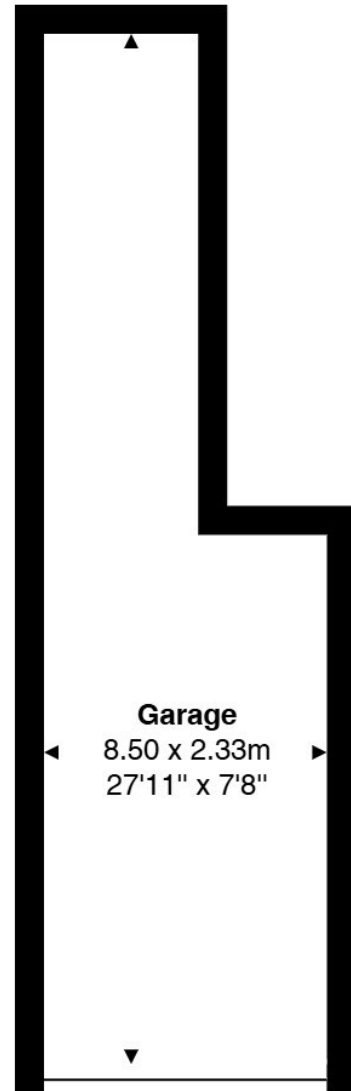
Council Tax: Band A - Dorset Council

Pets: Pet Friendly Block

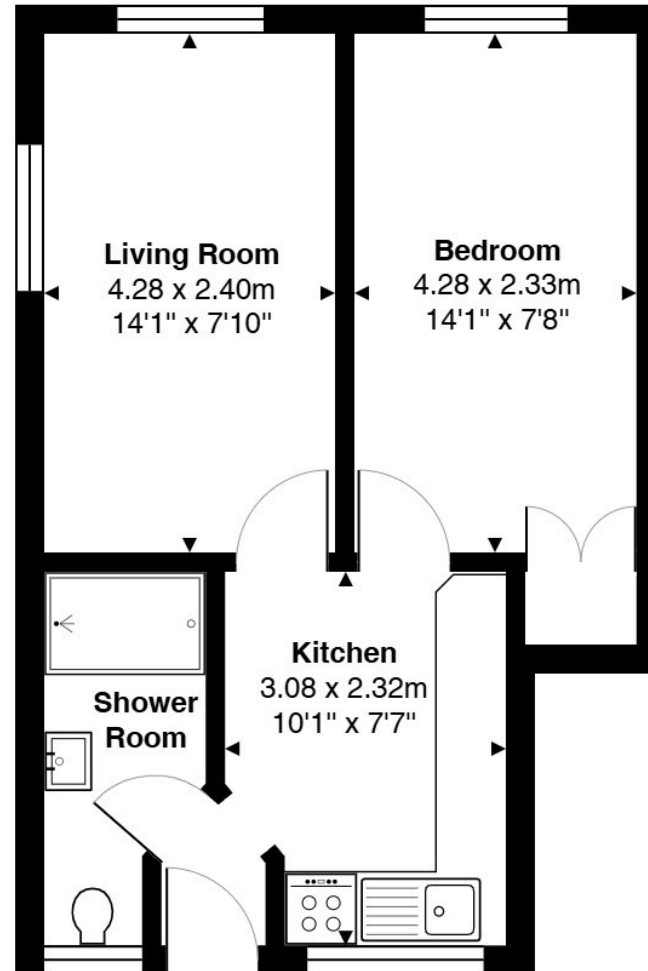
Letting: Long Term and Short Term Lets Permitted



FLOORPLAN



Lower Ground Floor
Area: 15.5 m² ... 166 ft²



First Floor
Area: 34.1 m² ... 367 ft²

All measurements are approximate and for display purposes only



Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.