



Alexander Court, Grosvenor Road, Swanage BH19 2BA

£205,000

**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 has power and lighting and 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 with Power & Lighting
  - 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









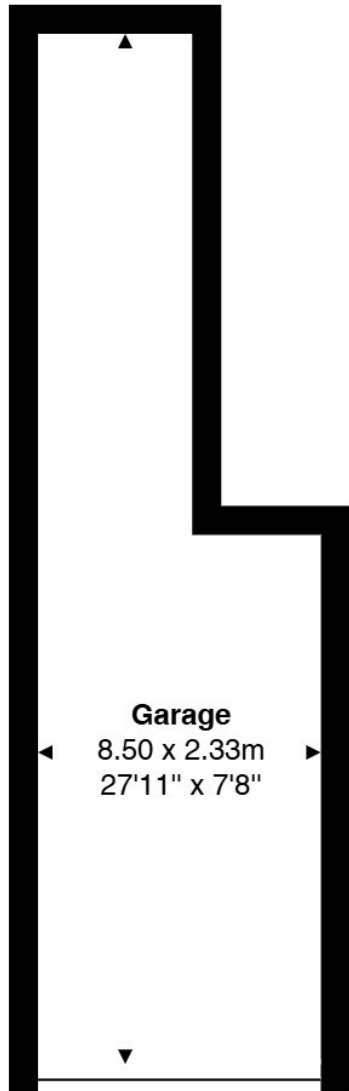




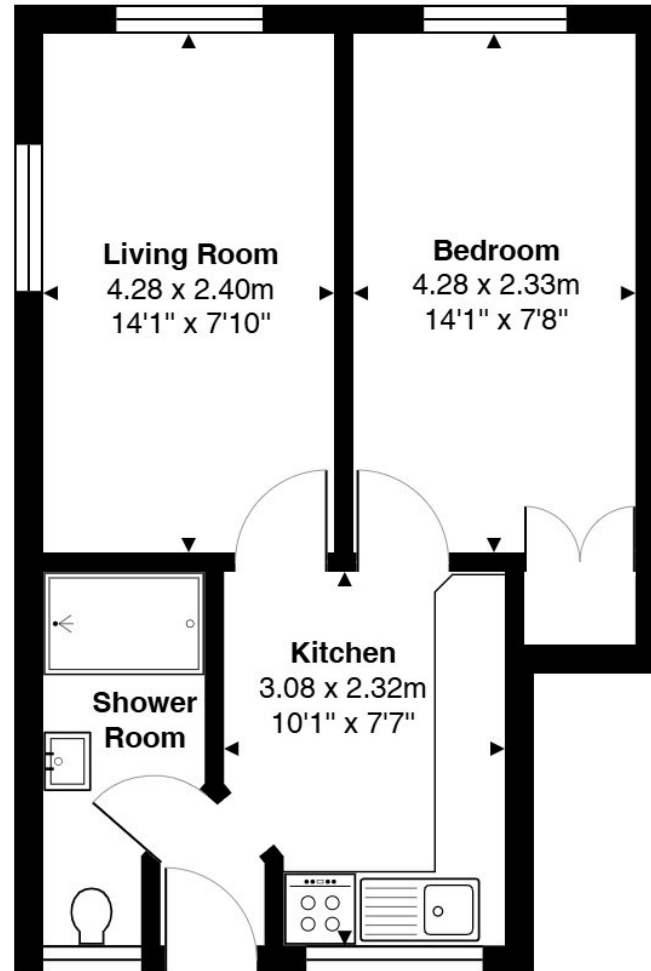




## FLOORPLAN



**Lower Ground Floor**  
Area: 15.5 m<sup>2</sup> ... 166 ft<sup>2</sup>



**First Floor**  
Area: 34.1 m<sup>2</sup> ... 367 ft<sup>2</sup>

## 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





## 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](mailto: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

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