



**Flat 3 Harberton 3 Rempstone Road**

Swanage, BH19 1DJ



**Offers In Excess Of  
£249,950 Share of**

**Hull  
Gregson  
Hull**  
01482 42 66 55  
hgt.co.uk  
**FOR SALE**

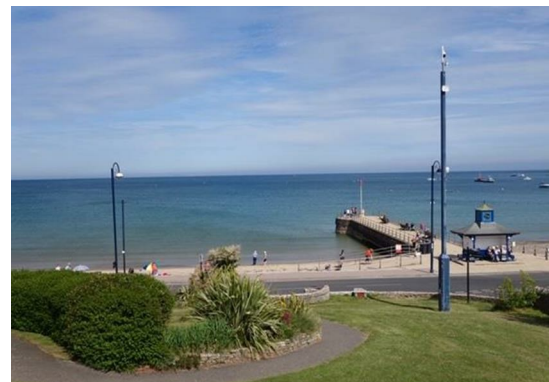


## 3 Rempstone Road

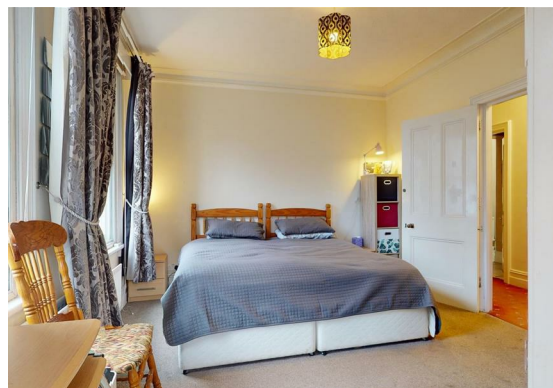
Swanage, BH19 1DJ

- Allocated Parking Space
- Close to Beach
- Communal Gardens
- Ground Floor Apartment
- Investment Opportunity
- Level Walk to Town Centre
- Share of Freehold
- Spacious Lounge
- Two Double Bedrooms
- Two Shower Rooms





**'HARBERTON' - this TWO DOUBLE-BEDROOM, GROUND FLOOR APARTMENT, a LEVEL WALK TO THE TOWN CENTRE, is presented For Sale. The property benefits from TWO SHOWER ROOMS (one en suite) , SPACIOUS LOUNGE/DINING ROOM as well as an ALLOCATED PARKING SPACE.**

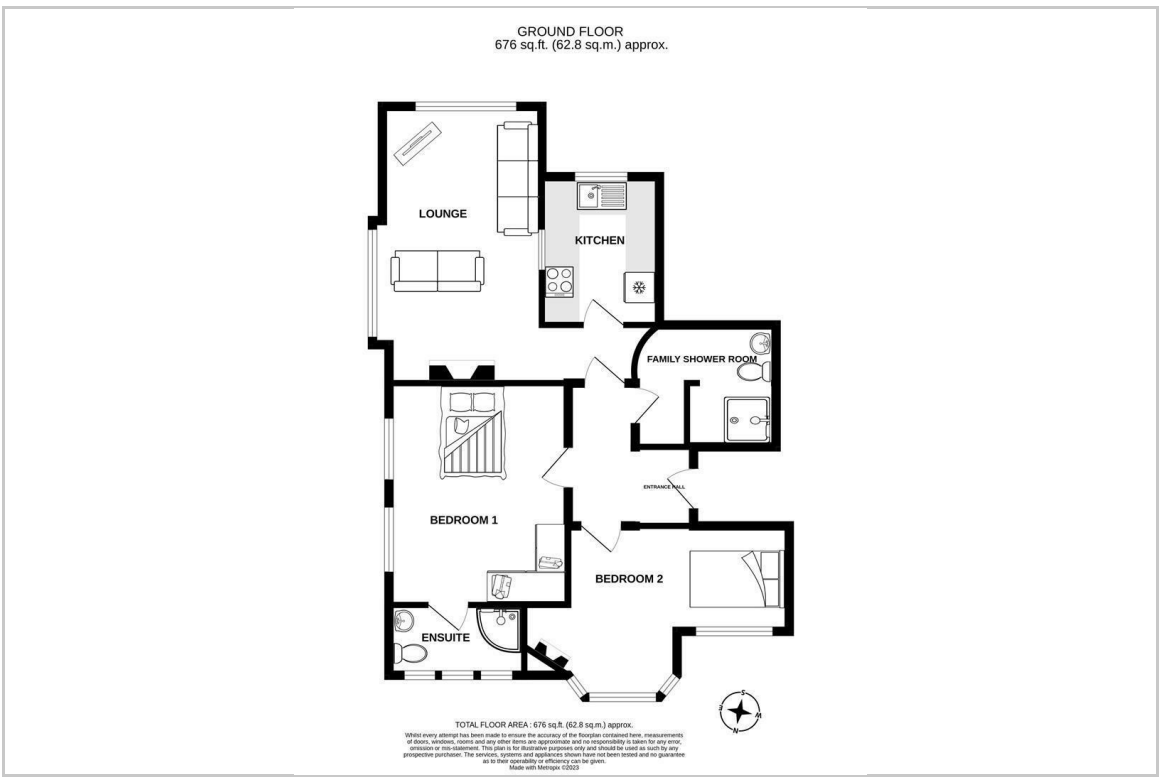


**Stepping over the threshold, you find yourself in the entrance hallway with some built-in storage. To your left, you find Bedroom Two, which benefits from a large bay window, feature fireplace and ample room for a double bed as well as furnishings. This space could also be utilised as a second reception room. Bedroom One is located straight ahead from the front door. The room is spacious, with two large windows spilling rays of light into the large bedroom with room for a double bed and additional storage. The main bedroom also benefits from an en suite shower room, comprising: WC, wash-hand basin and corner shower.**

**As you travel further down the inner hallway, you find the main shower room. Much alike the en suite shower room, the space has a corner shower unit, WC and pedestal wash-hand basin. To the rear of the apartment, the kitchen is located, with tiled flooring, white wooden units and a black, granite-effect worktop. The kitchen has space for a cooker, washing machine and freestanding fridge-freezer. Parallel to the kitchen, you find yourself in the spacious lounge with sight into the kitchen through the semi-stained glass window. The lounge is well-proportioned as well as bright and airy. The room benefits from a feature fireplace and has ample room for a sofa, chair and other furnishings.**



**The property also has an allocated parking space and use of communal gardens. The purchase of this property comes with a share of the freehold and includes fitted carpets and blinds in the apartment.**



**Lounge / Dining Room**

18'4" x 10'2" (5.6m x 3.1m)

**Kitchen**

9'2" x 7'2" (2.8m x 2.2m)

**Bedroom 1**

14'1" x 11'5" (4.3m x 3.5m)

**En Suite**

7'10" x 4'6" (2.41m x 1.38m)

**Bedroom 2**

14'6" max x 12'6" max (4.42m max x 3.82m max)

**Shower Room**

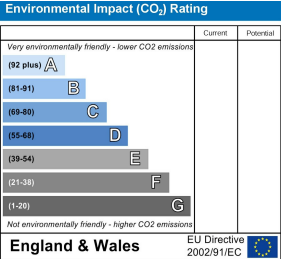
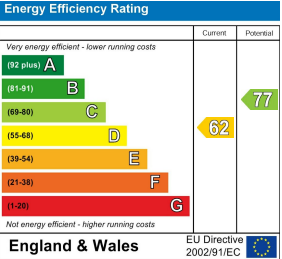
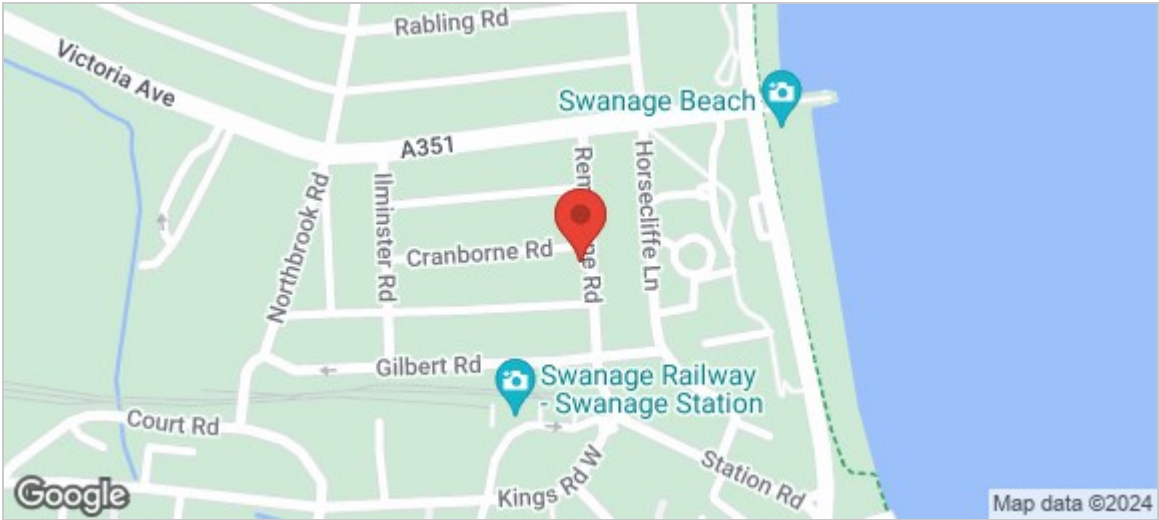
8'9" max x 6'5" max (2.67m max x 1.97m max)

**Additional Information**

The following details have been provided by the vendor as required by Trading Standards. These details should be checked by your legal representative for accuracy. Property type: Ground Floor Apartment. Property construction: Standard construction, conversion. Tenure: 999 year Lease from 1992 with owners each having a Share of the Freehold. Maintenance approximately £1,100 per annum. Long term lets are permitted, holiday lets and pets are not. Mains Water & Sewage: Supplied by Wessex Water Heating Type: Gas EPC: D Council Tax: Band C Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.