



**Flat 4 Sandcastles 5 Station Road**

Swanage, BH19 1AB





## 5 Station Road

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- Centre of Town Location
- First Floor Apartment
- Holiday Let Investment Opportunity
- Ideal First Time Purchase
- Light & Airy
- Open Lounge Kitchen
- Sea Views
- Short Walk To Beach
- Shower room & En Suite Shower Room
- Two Bedrooms







**A STUNNING two bedroom apartment, situated in a DESIRABLE TOWN CENTRE LOCATION, with STUNNING VIEWS ACROSS SWANAGE BAY. The property benefits from: two shower rooms, lift access and is immaculately presented throughout.**



**As you enter through the door of the apartment, you are greeted with a hallway adjoining the rooms. To your left is the main shower room offering a walk-in shower, low-level W.C and wash-hand basin. To the right there is a built-in cupboard: perfect for**



**storage.**

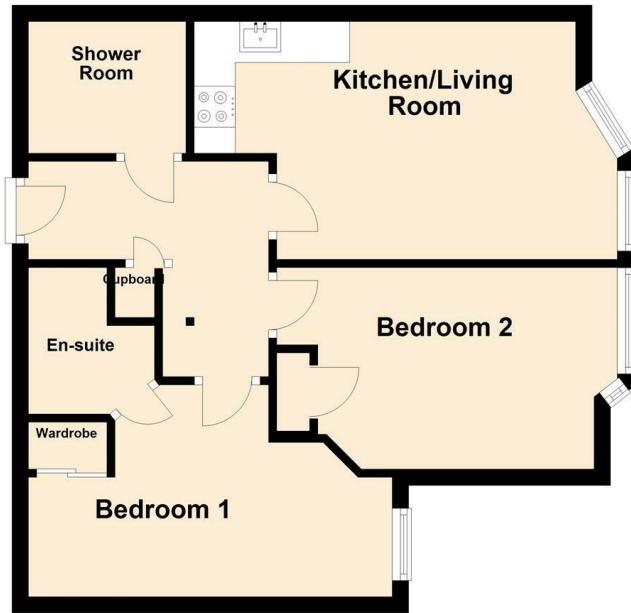
**Moving along the hallway you find yourself in the open plan kitchen/living area. The kitchen boasts modern décor, wall-mounted and surface level cabinets and integrated appliances such as an electric oven and hob as well as an extractor fan. This room in particular, offers a substantive space for any living room furniture you require whilst also benefiting from direct views over Swanage Bay out of the outward set window.**

**Bedroom two is carpeted with a handy storage cupboard that would suit as a wardrobe and also benefits from views directly over Swanage Bay.**

**Bedroom one is carpeted and has room for a double bed and bedroom cabinet. This bedroom offers a built-in sliding door wardrobe alongside having ample amounts of space for any further furniture your wish to have. Not forgetting, this property benefits from an ensuite bathroom, inclusive of a walk-in shower, basic W.C and wash hand basin. This bedroom boasts partial views of Swanage Bay.**

**This is apartment would be an ideal holiday let, or simply beautiful to live in yourself with the benefit of Swanage Bay being directly on your doorstep!**





**GROUND FLOOR**

**LOUNGE/KITCHEN (N)**

16'0" x 9'6" overall measurements excluding bay (4.9m x 2.9m overall measurements excluding bay)

**BEDROOM 2 (N)**

10'2" plus bay x 7'6" (3.1m plus bay x 2.3m)

**SHOWER ROOM**

**ENTRANCE HALL**

**OUTSIDE**

**BEDROOM 1 (N)**

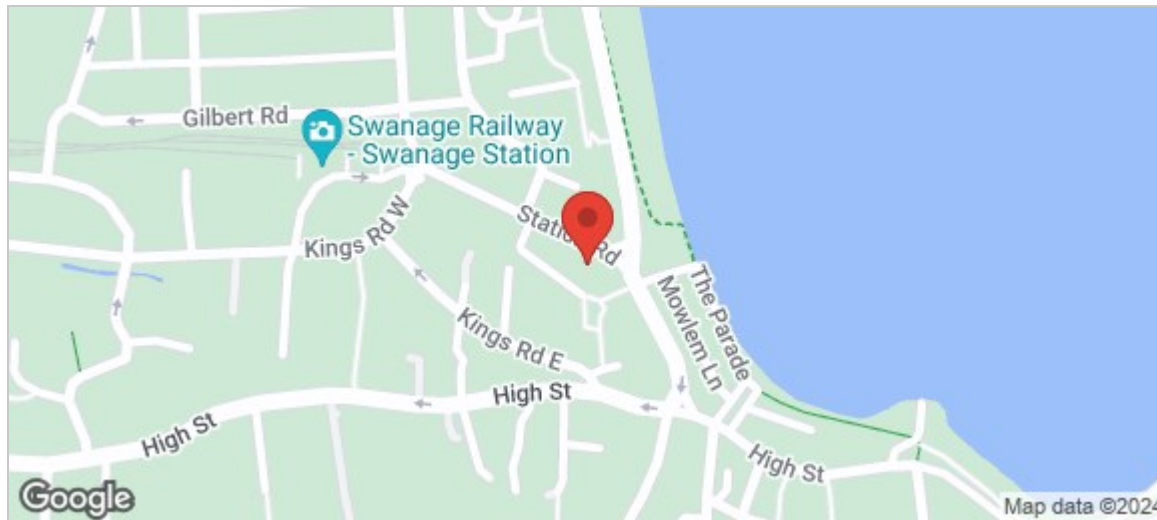
14'1" x 10'5" inc. wardrobe & en suite (4.3m x 3.2m inc. wardrobe & en suite)

**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: First Floor Flat Over Retail Premises Property construction: Standard construction Tenure: Leasehold: We understand the lease is 199 years from 2020 with a ground rent of £150 per annum. Maintenance charge is approximately £1,660 2023/24. including buildings insurance. Holiday lets and long term lets are permitted, pets are not. Mains Electricity Mains Water & Sewage: Supplied by Wessex Water Heating Type: Electricity EPC: CRateable Value: From April 2023 £1,750 per annum. 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, property construction, services and covenant information are provided by the vendor and you should consult with your legal advisor and satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(81-91) A		
(69-80) C			(69-80) B		
(55-68) D			(55-68) C		
(39-54) E			(39-54) D		
(21-38) F			(21-38) E		
(1-20) G			(1-20) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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