



Flat 13 Purbeck Court De Moulham Road

Swanage, BH19 1PA

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**£285,000 Share of
Freehold**

**Hull
Gregson
Hull**
01929 42 66 55
hgh.co.uk
FOR SALE

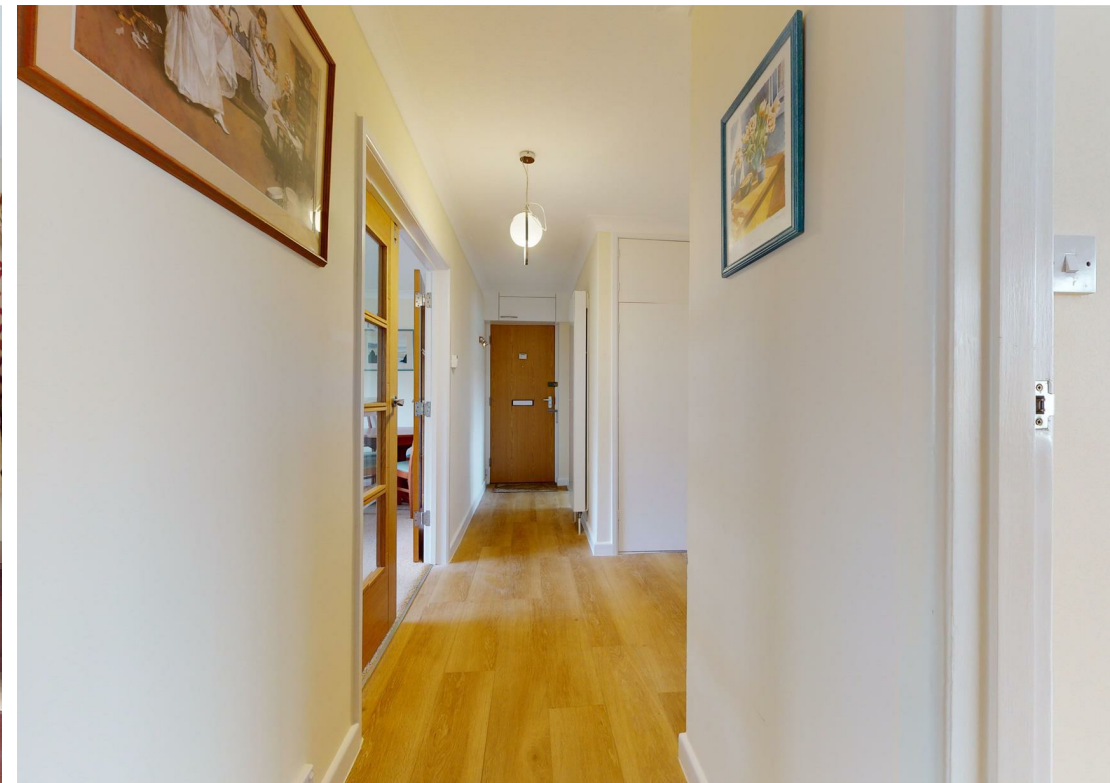
**Hull
Gregson
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SOLD



De Moulham Road

Swanage, BH19 1PA

- No Onward Chain
- Communal Garden
- Double Bedroom with En Suite WC
- Ground Floor Apartment
- Located Close to Beach and Parks
- Modern Shower Room
- Second Reception Room with Built-in Storage
- Spacious Lounge/Dining Room
- Town Centre And Beach Within Close Proximity
- Ample Storage





**** INTERACTIVE VIRTUAL TOUR AVAILABLE! ****
GROUND FLOOR APARTMENT at Purbeck Court. Easy WALKING DISTANCE TO BEACH. Spacious Accommodation and NO FORWARD CHAIN.

This GROUND FLOOR APARTMENT at Purbeck Court on De Moulham Road is situated close to the main beach and a 15 minute walk along the promenade brings you to the town centre. It has a west-facing, bright and spacious lounge/dining room, and a modern kitchen. The main bedroom has a WC en suite and the second bedroom is well-proportioned and benefits from built-in wardrobes. There's a second bedroom/reception.



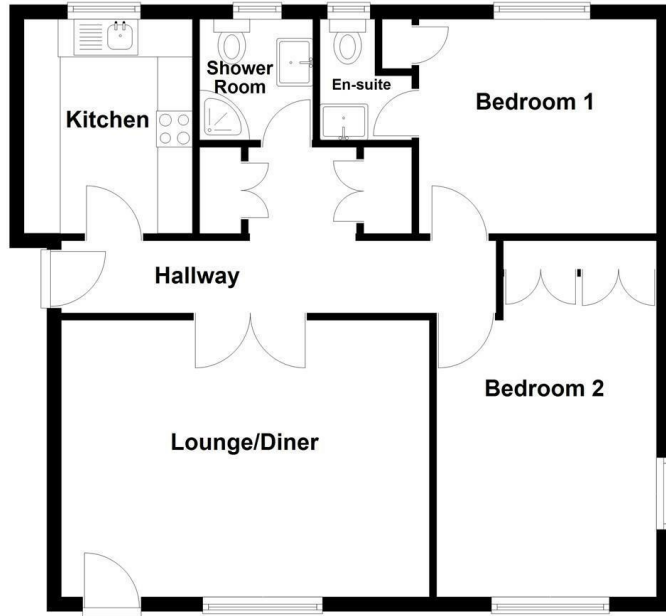
The apartment is offered for sale with no forward chain.

From the communal entrance hall, step over the threshold into a generous hallway and to the left, the kitchen comprising modern, white base and wall units, marble-effect counter tops with useful breakfast bar, and inset stainless steel sink beneath a window which offers a pleasant outlook towards the bay; it provides an integral electric hob with under oven, space for a dishwasher and freestanding fridge/freezer. Along the hallway, a contemporary vertical radiator, and, framed by twin cloaks cupboards offering ample storage, find a fully tiled shower room with suite comprising corner shower, vanity unit with inset sink, WC and heated ladder towel rail. These rooms benefit from having easy care wood effect vinyl plank flooring throughout.

Oak glazed internal French doors lead from the hallway into the apartment's spacious lounge/dining room with large, front aspect window allowing maximum light ingress and a private door from this room leads out onto the communal garden. Adjacent, a second bedroom/reception room or study with dual aspect windows to the West and South. The principal bedroom has ample built in storage, as well as cloakroom space with en suite WC. These rooms are all smartly carpeted.

This is an ideal opportunity to acquire a good-sized ground floor apartment, within close proximity to the beach.

Ground Floor



Lounge/Dining Room
16'9" x 12'7" (5.11m x 3.84m)

Kitchen
9'8" x 7'8" (2.97m x 2.34m)

Bedroom One
3.95m max, 3.32m min x 2.97m

En-suite
1.93m x 0.82m

Bedroom Two
3.86m x 3.04m

Shower Room
1.68m x 1.57m

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 Flat.

Property construction: Standard construction.

Tenure: Leasehold: The flat is held on a 999 year lease from 1962 with a ground rent of £20 per annum. There is a shared maintenance liability of approximately £1800 per annum. Long term lets are permitted, no holiday lets or pets.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

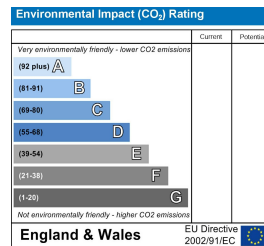
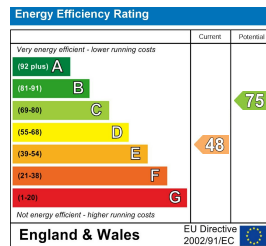
EPC: E

Council Tax: Band C

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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.



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