



**Victoria Avenue**  
Swanage, BH19 1AN

 3  1  1  C

**Offers Over £308,000 Share  
of Freehold**



# Victoria Avenue

Swanage, BH19 1AN

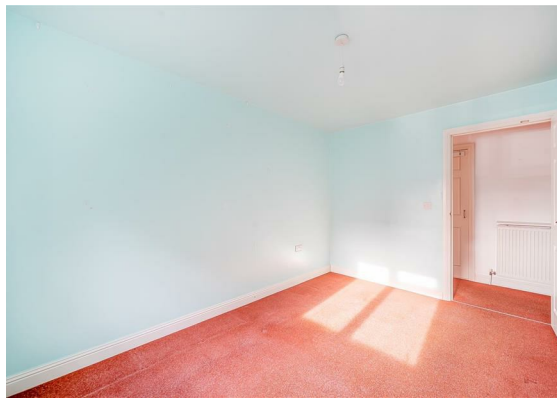
- Ideally Located: On the Level, Just 200 yards to the Beach and Close to Local Amenities
- First Floor Apartment
- Three Bedrooms
- Open Plan Lounge/Dining Room/Kitchen
- Juliet Balcony
- Garage
- Communal Gardens
- Gas Central Heating & Double Glazing
- Holiday Let Potential
- No Onward Chain





**\*DRONE VIDEOGRAPHY AVAILABLE\***

This **THREE BEDROOM, FIRST FLOOR APARTMENT**, situated a short walk from **SWANAGE BEACH, TOWN CENTRE** and **LOCAL AMENITIES** is presented For Sale. This property presents an **EXCELLENT INVESTMENT OPPORTUNITY** as a **HOLIDAY OR LONG TERM LET** due to its close proximity to **SWANAGE BAY**. The property benefits from an **OPEN PLAN LOUNGE KITCHEN** with **JULIET BALCONY**; a **GARAGE** as well as **GAS CENTRAL HEATING**



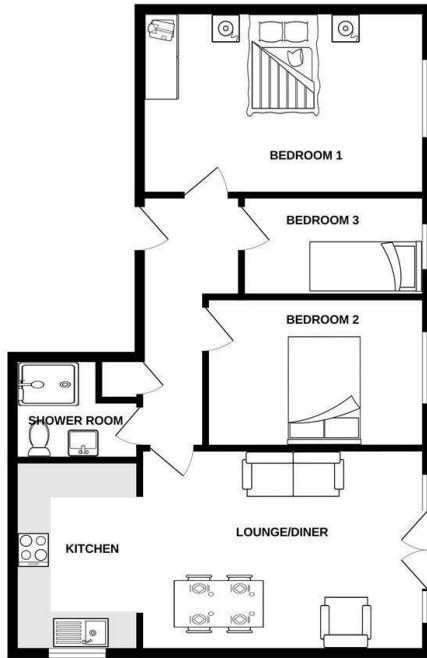
and **DOUBLE GLAZING**.

Stepping through the doorway, you find yourself in the entrance hallway. To your left, the main bedroom is a generous size, with a fitted sink unit and ample space for a double bed and storage space. Running parallel to the main bedroom, you also find bedrooms two and three. Both rooms are of a reasonable size, laid to carpet with rear aspect window. The rooms are each carpeted with a window spilling light into the space. Bedroom two has room for a double bed with storage too, and bedroom three would well suit a home study or child's bedroom.

To the rear of the property, you find the open plan lounge and kitchen. The room boasts a juliet balcony creating a bright and spacious ambience to the space. This open space allows for a range of layouts, enabling the owner to make a bespoke space to suit their needs. The lounge presents room for a sofa, armchair and television unit with an opening leading into the kitchen. The kitchen is comprised of wood laminate effect cabinets with black, granite effect worktops. It has an integrated cooker and hob, as well as space for a washing machine and under-the-counter fridge.



The property benefits from gas central heating, double glazing and also includes a garage.



**Living Room**  
16'4" x 11'9" (5 x 3.6)

**Kitchen**  
10'9" x 7'6" (3.3 x 2.3)

**Bedroom One**  
16'4" x 11'1" (5 x 3.4)

**Bedroom Two**  
12'9" x 8'10" (3.9 x 2.7)

**Bedroom Three**  
10'9" x 5'10" (3.3 x 1.8)

**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 Apartment

Property construction: Standard construction, purpose built

Tenure: 999 year lease. Ground rent £100 per annum. Maintenance charges (10%) estimated at £1,368.20 for the current year. All lets and pets are permitted.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

EPC: C

Council Tax: Band C

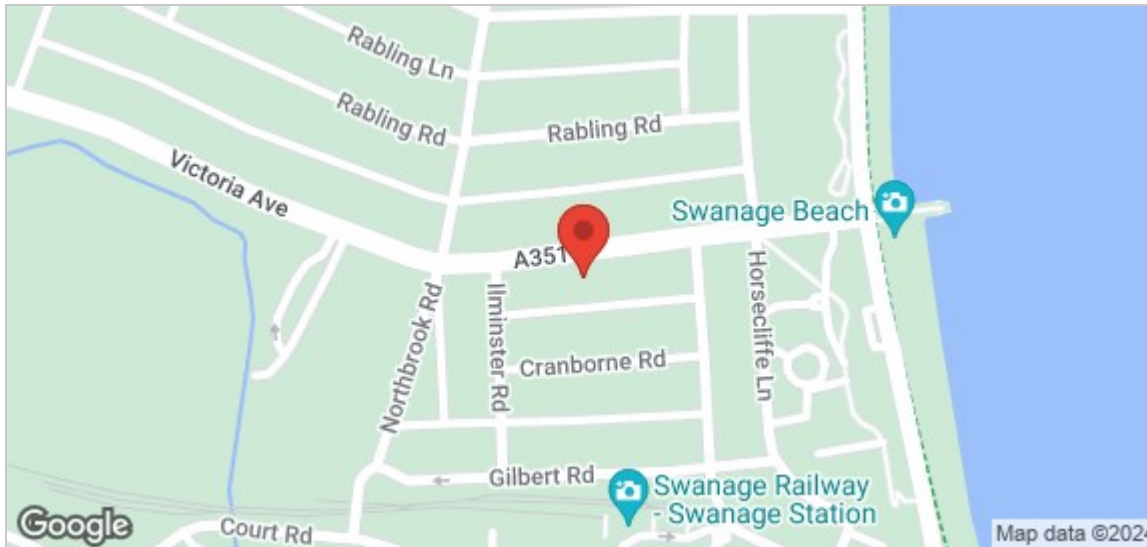
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>

**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, 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.

**Lease Information**

The vendor informs us there is a 999 year lease. Ground rent is £100 per annum. Maintenance charges (10%) estimated at £1,368.20 for the current year. All lets and pets are permitted.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	79	79
England & Wales		

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