



## Flat 5 Grand View

12a Burlington Road Swanage, BH19 1LS

 3  2  1  D

**£549,950 Share of  
Freehold**



## Grand View

12a Burlington Road Swanage,  
BH19 1L S

- Beach Cabin Included in Purchase
- Lift Access & Free use of Grand Hotel Leisure Facilities
- Open Lounge with French Doors
- Shower Room & En Suite Bathroom
- Spacious Second-Floor Apartment
- Stunning Sea Views
- Two Double-Bedrooms & Another Bedroom
- Allocated Parking Space
- Double Glazing and Gas Central Heating
- Offered with No Forward Chain





\* THREE BEDROOM APARTMENT  
\* BEACH HUT INCLUDED \* SEA  
VIEWS \* BALCONY \* PARKING \*

This SPACIOUS, SECOND FLOOR APARTMENT, with THREE DOUBLE-BEDROOMS and BALCONY OFFERING STUNNING SEA VIEWS and views over Ballard Down, is presented For Sale with no forward chain. The property benefits from: LIFT ACCESS, OPEN LOUNGE with FRENCH DOORS onto BALCONY; ALLOCATED PARKING SPACE as well as a BEACH CABIN included in the purchase.

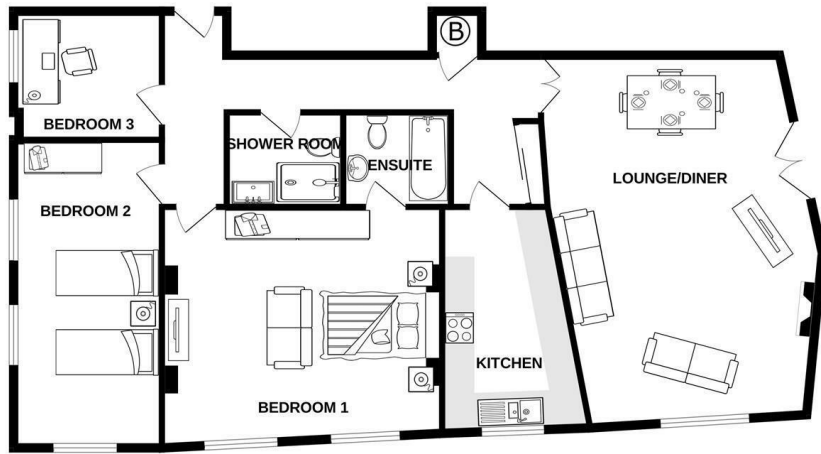


Stepping through the doorway, you find yourself in the hallway complete with some built-in storage. This property is fully double glazed with gas central heating. To your left, you find yourself in the open living room. This large space benefits from: French doors onto the balcony with stunning sea views; a feature fireplace and ample room for a sofa, dining table and chairs as well as cabinets. Adjacent to the living room, you find yourself in the kitchen with traditional wooden style units and wood laminate effect worktops. The kitchen has two windows, as well as a built-in oven with space for a free-standing fridge freezer and washing machine. Branching off from the hallway, you find the shower room. The room contains wash hand basin, WC and enclosed, corner shower

The apartment has two double-bedrooms which are both very spacious with ample room for a double bed and additional storage. The main bedroom has two windows looking West towards town, spilling light into the room and an en suite bathroom complete with wash hand basin, WC and panelled bath. The second bedroom has an array of windows, spilling light into the room, with views over Ballard Down to the North. The third bedroom has enough room for a double bed, but could alternatively be utilised as a child's bedroom or study.



**GROUND FLOOR**  
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



**ENTRANCE HALLWAY**

**KITCHEN (W)**

4.27m x 2.72m min, 3.28 max (14' x 9' min 10' 9" m)

**HALL**

Built-in double cupboard. Airing cupboard housing floor mounted 'Ideal Mexico' boiler and water tank. Glazed double door to:

**LOUNGE/DINING ROOM (SE & W)**

4.34m x 7.54m

**BEACH CABIN**

**BEDROOM 1 (W)**

5.52m x 4.28m

**OUTSIDE**

**BEDROOM 2 (W & N)**

5.93m x 2.88m

**BEDROOM 3 (N)**

2.86m x 2.5m

**FAMILY SHOWER ROOM**

**SERVICES**

All main services connected.

**COUNCIL TAX**

Band 'E' £2,985.82 payable 2023/24

**TENURE**

Leasehold with share of Freehold. Lease: 230 years from 1985 (192 years remaining). Maintenance £1000 per quarter. No holiday lets nor pets permitted.

**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, & 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
		67	
		81	

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.