




6 Cranborne Road
Swanage, BH19 1EA

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Guide Price
£495,000 Leasehold -
Share of Freehold



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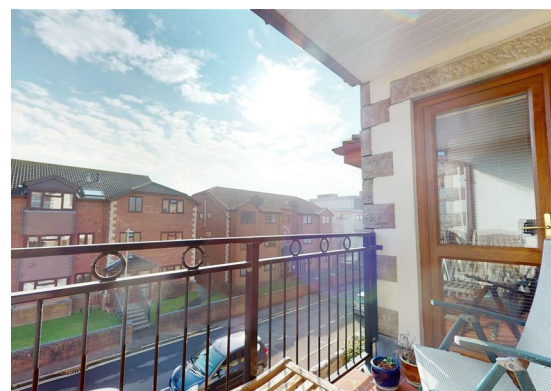
- Three Double-Bedroom Apartment
- Spacious Accommodation, Well Presented Throughout
- Front Balcony and Spacious Rear Balcony
- Allocated Secure Garage Space with Own Door & Lockable Store
- Further Allocated Private Parking Space
- Modern Fitted Bathroom & En Suite
- Modern Kitchen-Diner
- No Onward Chain
- Sought After Town Centre Location
- Near Swanage Bay & Local Amenities





This STUNNING, SPACIOUS, SECOND-FLOOR APARTMENT is located in the TOWN CENTRE, CLOSE TO THE BEACH with NEARBY TRANSPORT LINKS is presented For Sale. The property benefits from: TWO PRIVATE BALCONIES, one south-facing and one very spacious with views to Ballard Down as well as an ALLOCATED SECURE GARAGE SPACE with own door and LOCKABLE STORE.

The accommodation comprises three double bedrooms, with the principal bedroom offering exceptionally generous proportions, a southerly aspect with a window seat and an en-suite shower room with double-width shower cubicle, basin and low-level WC. This room also has TV aerial and satellite connection points.



The second bedroom has a southerly aspect with fitted mirrored wardrobe and french doors leading onto the south-facing balcony (door from living room also).

The third bedroom would be suitable as a double but is currently used as an office/bedroom with fitted office furniture to two walls, and a single bed.



The generously-sized living room benefits from a southerly aspect and has ample space for a large lounge suite and dining table and chairs - and other furniture if required. It has a fitted tv stand (communal aerial and satellite connections) with shelves under, and fitted cupboards with shelving over to one long wall, with a central fireplace feature with fitted electric coal/flame effect fan convector heater.

The kitchen/diner offers a range of wall and base units with tiled splashbacks between, with integrated appliances including stainless steel 1.5 bowl sink and drainer, stainless steel gas hob with fitted extractor hood over, built-in dishwasher and mid-height fitted stainless steel and glass fan oven with eye-level stainless steel and glass combination microwave oven over, and built-in full height refrigerator and freezer. The hot water and central heating boiler is also built into one of the cupboards; there is underfloor heating in most rooms, with heated towel rail radiators in both bathrooms and a steel radiator in an airing cupboard in the hallway though the hot water cylinder cupboard near the flat door can also be used for drying coats and airing washing. Laundry is accommodated by a communal residents' laundry room on the ground floor with Miele commercial washers and dryers. There is ample space for a dining table and chairs in the kitchen and a feature glazed patio door to the large balcony with views to Ballard Down; the balcony could also accommodate seating and dining and has a store with electric socket. The Kitchen/Diner is also provided with TV aerial and satellite connections and a wall bracket for mounting a tv.

Completing the accommodation is the large family bathroom, with panelled bath with thermostatic shower over, large pedestal basin and low-level WC. There is a wide hallway to provide access to all rooms and the ample storage cupboards. Outside the flat door is a lobby with an outer door off the communal landing which gives access to the main staircase and the communal lift to all floors.

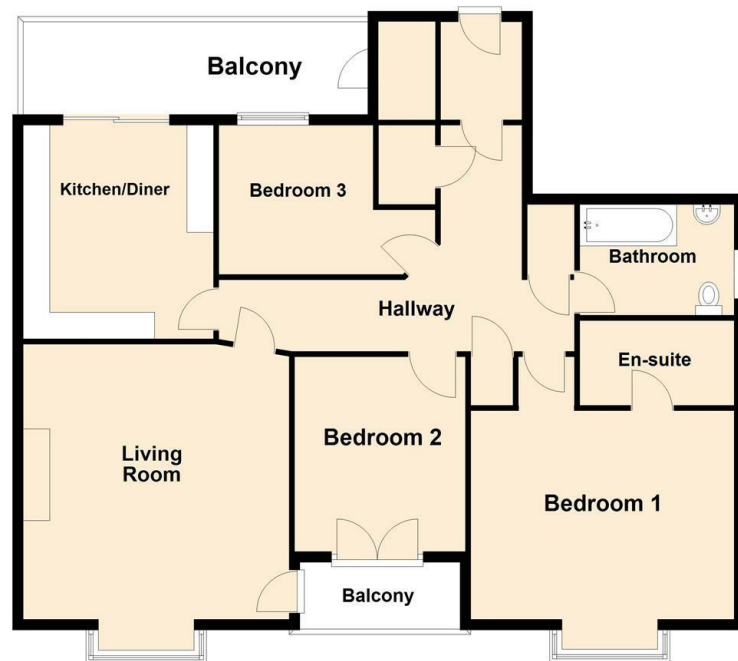
At Ground Floor is the main pedestrian entrance to the building along a path from the gate onto Cranborne Road. The front door is secured by video entryphone access for visitors, and the entrance hall gives access to the garage by an internal door and via a corridor, to the Laundry room and the back door out to the car park/yard where the communal waste and recycling bins are located.

The flat has an allocated garage space in the secure communal garage with its own electrically operated remote fob controlled roller shutter door, and an adjacent good-sized lockable storage cupboard with fitted lighting and power (suitable for bicycles/paddle boards etc in addition to car cleaning equipment or similar); there is a further external allocated private parking space included in the lease. Access to the garage and car parking is from an access road between Cranborne Road and Victoria Avenue.

The building is on Cranborne Road, which is a sought-after location due to its town centre location (level access) and proximity to the beach, seafront and Swanage Railway station, bus station and taxi rank.

The property is well-presented throughout and is offered for sale leasehold with a share of the freehold, and with no onward chain.





Living Room
17'7" x 15'10" (5.38m x 4.85m)

Kitchen / Breakfast Room
13'8" x 12'0" (4.18m x 3.67m)

Bedroom One
16'2" x 12'10" (4.94m x 3.92m)

Ensuite
9'6" x 5'2" (2.91m x 1.60m)

Bedroom Two
12'7" x 10'7" (3.85m x 3.24m)

Bedroom Three
13'3" x 9'4" (4.06m x 2.85m)

Bathroom
10'0" x 6'11" (3.06m x 2.13m)

Communal Laundry Room

Secure Garage Space + Additional Parking Space

Tenure, Lease & Service Charge

We are advised that the tenure is share of freehold with a lease with approximately 105 years remaining. We are also advised that the lease does not allow pets or Holiday lets and that the service charge is approximately £2,600 per annum.

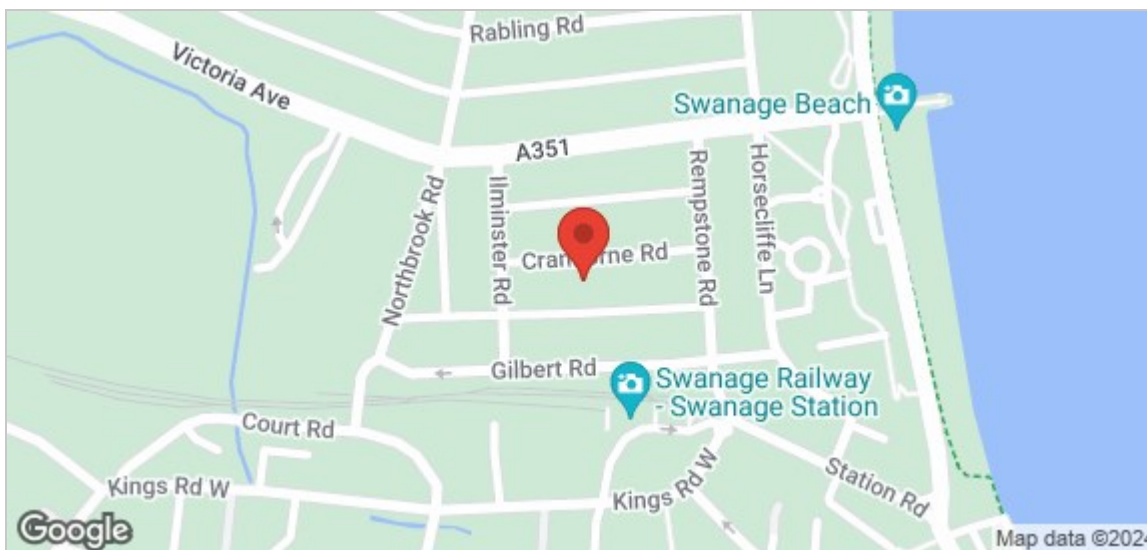
Additional Information.

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: Apartment
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas central heating - underfloor heating with towel rail radiators in Bathrooms and steel radiator in airing cupboard
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.gov.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, & covenant information are provided by the vendor, and you should consult with your legal advisor/ 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	83
England & Wales	EU Directive 2002/91/EC		

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