



Swanbrook Mews, Kings Road

Swanage BH19 1HR



£279,950 Share of Freehold



Swanbrook Mews

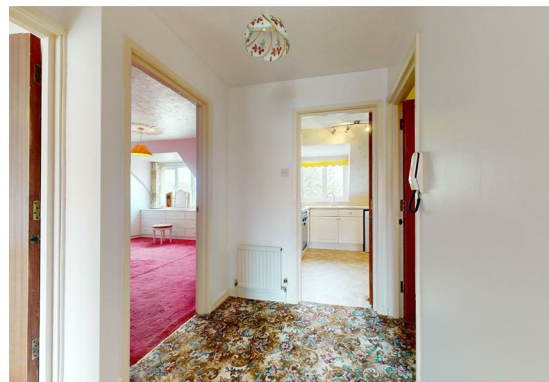
Swanage, BH19 1HR

- Third (Top) Floor Flat
- Very Spacious Accommodation
- 2 Bedrooms
- Large Studio/Hobbies Floor
- Bathroom and Shower Room
- Views to Hills
- Convenient, Central Location
- Double Length Garage
- Share of Freehold
- No Forward Chain





This EXCEPTIONALLY ROOMY FLAT with TWO DOUBLE BEDROOMS, LARGE LIVING ROOM and additional LOFT SPACE plus DOUBLE LENGTH GARAGE is offered for sale with NO FORWARD CHAIN. The largest flat in the development at Swanbrook Mews offers an ideal work-from-home opportunity or a haven for the train enthusiast.



Located just 350m to the town centre, all amenities, theatre, restaurants and sea front, the flat offers good views to the southerly slopes and countryside and interesting northerly views across the private Swanage Steam Railway to the Purbeck Hills.



From the ground floor stairs rise to the third floor. Entering the flat, an entrance lobby has space for coats and shoes. From here, the family bathroom which has fully tiled walls and comprises a modern white suite of bath with glazed shower screen, mixer tap and shower attachment, pedestal basin, WC and automatic extractor fan. Through the lobby to a spacious inner hallway which is encircled by the main accommodation.

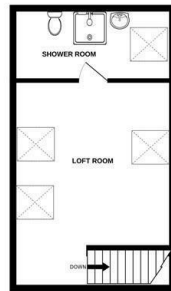
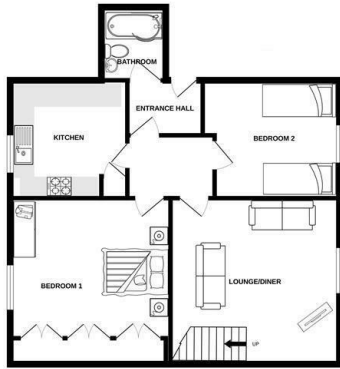
The kitchen, overlooking the railway turntable, boasts a good range of fitted worktops with an inset 1.5 bowl sink, base and wall units along with a electric hob with fitted electric under oven and fold away grill, plus space for a washing machine. A cupboard houses the gas-fired boiler serving heating radiators and hot water.

The main double bedroom has good floor space and in addition a wall-length, custom-built range of wardrobes and fitted drawers providing plenty of storage space. Bedroom two, with southerly aspect and fitted wardrobe, is also a generous size.



Enter the bright and roomy living room with space for family dining and an open staircase ascending to a light-filled, dual aspect loft area, ideal for office, hobbies space or further storage through to an en suite comprising shower, washbasin and WC.

The property also includes a double-length garage with light and power measuring 9m x 2.5m. Visitor parking spaces, residents have the use of communal grassed gardens and drying lines.



ENTRANCE LOBBY

ENTRANCE HALL

BATHROOM

LOUNGE/DINER (S)
15'8" x 14' (4.78m x 4.27m)

KITCHEN
9'10" x 9'6" (3m x 2.9m)

BEDROOM 1
13'9" x 13' (4.19m x 3.96m)

BEDROOM 2
12' x 10'5" (3.66m x 3.18m)

LOFT ROOM
18'4" maximum x 14' (5.59m maximum x 4.27m)

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: Purpose-built Flat, 3rd & 4th Floor with some sloping ceilings.

Tenure: Share of Freehold. Maintenance charge approximately £1,200 per annum. Long lets permitted, no holiday lets. No pets allowed.

Property construction: Standard
Mains Electricity

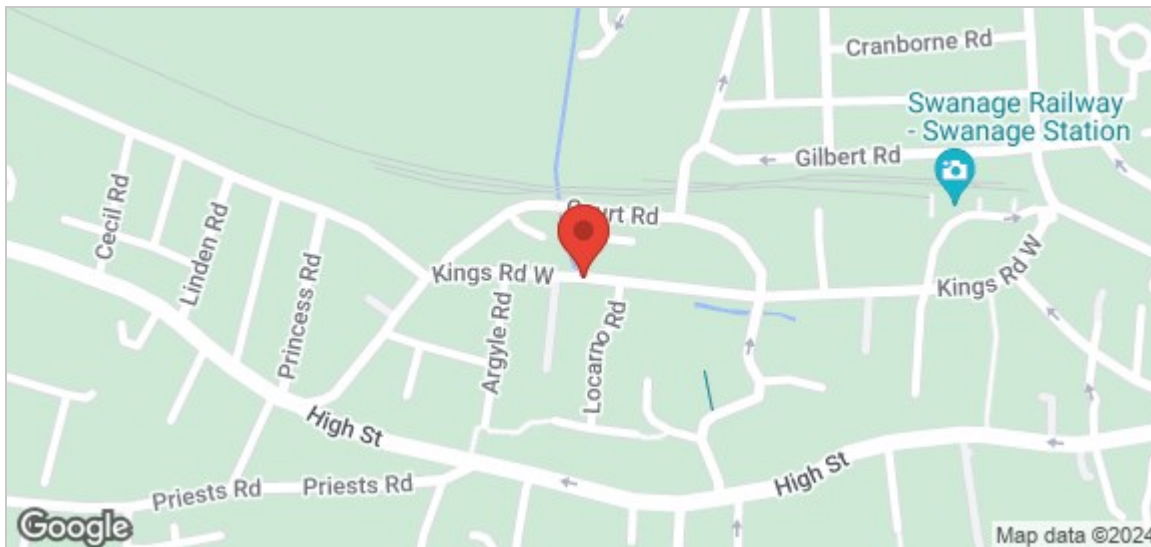
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. 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, & covenant information are provided by the vendor, and you should consult with your legal advisor/ solicitor yourself before proceeding. No person in this firm's employment has the authority to make



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		78	78	EU Directive 2002/91/EC			
England & Wales				England & Wales			