



Flat 2 Melsan Court, 13- 15 Park Road
Swanage, BH19 2AA

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(Flat 2) 13-15 Park Road
Swanage, BH19 2AA

- **Converted Lower Ground Floor Flat**
- **Close to Town Centre**
- **Two Bedrooms**
- **Spacious Accommodation**
- **Large Lounge/Dining Room**
- **Allocated Parking Space**
- **Elevated Position**
- **Beach, Seafront Promenade and Countryside Nearby**
- **Shared Freehold**
- **No Forward Chain**





****DRONE AND PROPERTY VIDEOGRAPHY AVAILABLE****

We are delighted to bring to the market this **WELL-PRESENTED** and **SPACIOUS TWO BEDROOM GROUND-FLOOR APARTMENT** ideally located in an elevated position **CLOSE TO SWANAGE TOWN CENTRE** and **ONLY A STONE'S THROW FROM SWANAGE BAY.**



The ground floor accommodation is accessed directly from one of two doors from the kitchen and living area to the outside. It comprises a sizeable open plan living/dining area boasting characterful features



such as a decorative fireplace and a beautiful bay window allowing an atmospheric amount of light into the room. Here would be the perfect spot for a breakfast table. Adjoining the open plan living/dining area is a galley-style kitchen with large, walk-in utility cupboard or store. The kitchen provides ample base and wall mounted units with sufficient space for kitchen appliances.

Following the short hallway adjoining the lounge/dining area you will find bedroom one, a well-proportioned double bedroom with sizeable alcoves, perfect for any required bedroom furniture. Bedroom one also benefits from another beautiful bay window, allowing for natural light. Bedroom Two is also a sizeable double bedroom and has the additional benefit of a walk-in wardrobe or store cupboard. The flat affords an unusually generous amount of storage space.

Completing the accommodation is a modern fitted shower room with fully tiled walls, walk-in shower, a low-level W.C. and wash hand basin and extractor fan. The flat benefits from a Positive Input Ventilation PIV system.

Externally, the property offers a communal courtyard with sea views and an allocated parking for one vehicle, a drying area and shared storage shed. Access to the parking area is a rear service lane (Sentry Road).

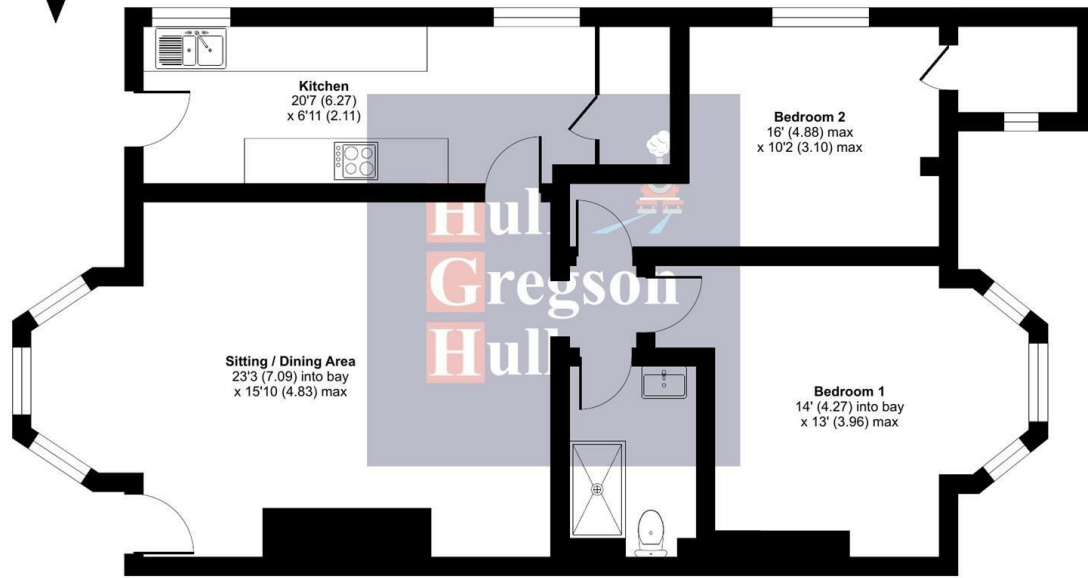


The property is offered for sale with no onward chain and is ideal for anyone needing to avoid stairs as it is possible to park within yards of one of the two entrance doors. Swanage has an excellent nearby Medical Centre, and regular bus service between Poole and Bournemouth.

Park Road, Swanage, BH19

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1116240

KITCHEN
20'7" x 6'11" (6.27m x 2.11m)

LIVING ROOM
23'3" into bay x 15'10" max (7.09m into bay x 4.83m max)

BEDROOM 1
45'11" into bay x 42'7" max (14' into bay x 13' max)

BEDROOM 2
16'0" max x 10'2" max (4.88m max x 3.10m max)

BATHROOM

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: Lower Ground/Ground Floor Flat with private access and no internal communal areas.

Property construction: Standard, Conversion.

Tenure: Leasehold with Shared Freehold (999 years from 1 December 1987) Long lets permitted - no holiday lets.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

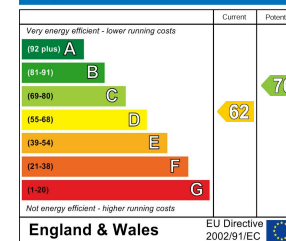
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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

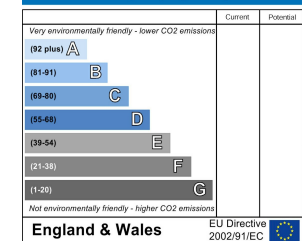
representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ 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



England & Wales

Environmental Impact (CO₂) Rating



England & Wales