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FOR SALE

Bon Accord, Victoria Avenue, Swanage  
Swanage, BH19 1AJ

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## 9 Victoria Avenue

Swanage, BH19 1AJ

- Spacious Two Bedroom Flat
- Southerly Facing Balcony
- Convenient for Town Centre & Sea Front
- Lift Access
- Walk-In Shower
- Electric Heating
- Garage and Parking Space
- Shared Freehold
- Quiet, Residential Block
- No Forward Chain





This SPACIOUS TWO BEDROOM FIRST FLOOR FLAT with SOUTHERLY FACING BALCONY is Located in a CONVENIENT POSITION approximately 150m FROM THE BEACH & 300m FROM THE TOWN CENTRE.

'Bon Accord Flats' are set back from Victoria Avenue with a well-tended communal garden area to the front of the building. The main entrance and corridor leads to the lift or stairs access to the first floor and Flat Four.



Enter through a glazed front door into the hallway of the flat. Here a secure entryphone, electric wall heater and airing cupboard housing hot water



cylinder serving the hot water. Directly ahead, the generously apportioned and bright lounge/dining room with a floor area of approximately 30sqm. This room is dual aspect with floor to ceiling windows and French doors opening onto a southerly facing balcony with a space suitable for patio table and chairs.

The roomy Kitchen has been updated from original with a range of worktops with inset sink and double drainer, wall and base units and tile-effect linoleum flooring. It offers space for freestanding electric cooker, fridge/freezer and plumbing for a washing machine. A serving hatch opens into the dining room for convenience and the kitchen has a pleasant outlook over the gardens to the front of the building.

The Main Bedroom is of generous size and has triple, built-in wardrobes with space-saving triple sliding doors and Bedroom Two, also with a similar wardrobe arrangement provides space for a double bed and freestanding furniture.

Bathroom facilities lie adjacent to the Main Bedroom and opposite Bedroom Two. The Shower Room has a large walk-in shower cubicle with independent electric shower and water resistant shower surround, pedestal wash basin, wall mounted, pull-cord electric heater, ladder towel rail and extractor fan. There is a separate WC with wash basin and extractor fan.

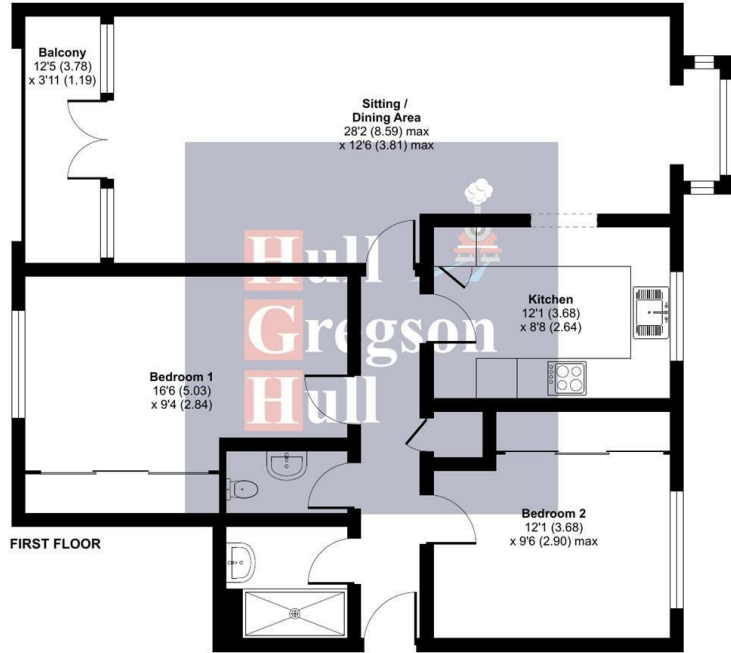
Flat Four has an allocated Garage with up-and-over door, power and light and a Parking Space directly to the front of the garage.



# Victoria Avenue, Swanage, BH19

Approximate Area = 920 sq ft / 85.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1119293

**LOUNGE/DINING ROOM**  
31' max into bay x 12' max, 9'9" min (9.45m max into bay x 3.66m max, 2.97m min)

**KITCHEN**  
12' x 8'5" (3.66m x 2.57m)

**BEDROOM 1**  
16'7" excluding wardrobes x 9' (5.05m excluding wardrobes x 2.74m)

**BEDROOM 2**  
12'4" x 9'7" (3.76m x 2.94m)

**SHOWER ROOM**  
6'2" x 5'10" (1.9m x 1.78m)

**SEPARATE WC**  
6'7" x 3'2" (2.03m x 0.99m)

**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.

We understand the service charge to be approximately £1500 per annum.

Property type: First Floor Flat.

Tenure: Leasehold with Share of Freehold - 999 year Lease from January 2016.

Property construction: Standard construction.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

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

No pets or holiday lets.

**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) <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		

Environmental impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		