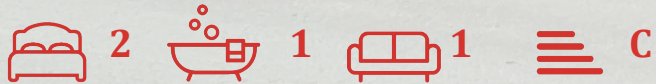




Swanbrook Mews

Swanage, BH19 1HR



£255,000
Share of Freehold

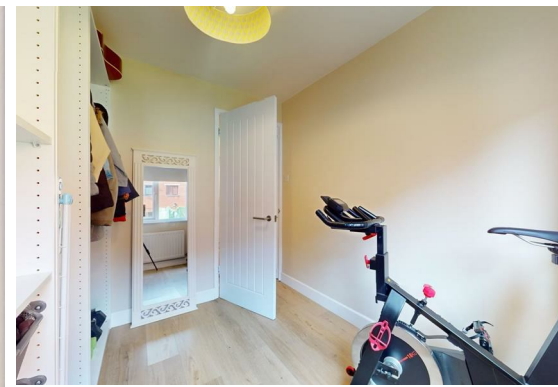


Kings Road West

Swanage, BH19 1HR

- Ground Floor Flat
- Two Bedrooms
- Large Lounge/Dining Room
- Recently Modernised
- Immaculately Presented Throughout
- Stone's Throw From the Town Centre
- Beach, Seafront Promenade and Countryside Nearby
- Car Port & Visitors' Parking
- Communal Garden Area
- Flat Walk To Local Amenities





**** 3D VIRTUAL TOUR AVAILABLE****

We are delighted to bring to the market this IMMACULATLEY PRESENTED TWO BEDROOM GROUND FLOOR FLAT located within CLOSE PROXIMITY to SWANAGE TOWN CENTRE.

As you enter the hallway of this spacious, bright and well-appointed flat, to the left the kitchen comprises a good range of modern white base level and wall mounted units, matching work tops with inset stainless steel sink and gas hob with filtration hood over. The eye-level oven and grill is integral and the kitchen offers space for freestanding appliances such as fridge/freezer and washing machine.



The spacious lounge/dining room benefits from a large southerly facing window allowing ample light into the room adding to the airy atmosphere. There is space to fit a large sofa and dining furniture quite comfortably.

Returning through the hallway towards the rear of the apartment are the bedrooms. Bedroom one comprises a generous sized room suitable for a king-size bed with a wall-length range of shelves and open wardrobe space providing plenty of storage. Bedroom two has a similar range of built-in shelving and hanging rails and could be used as a guest room, office or study.

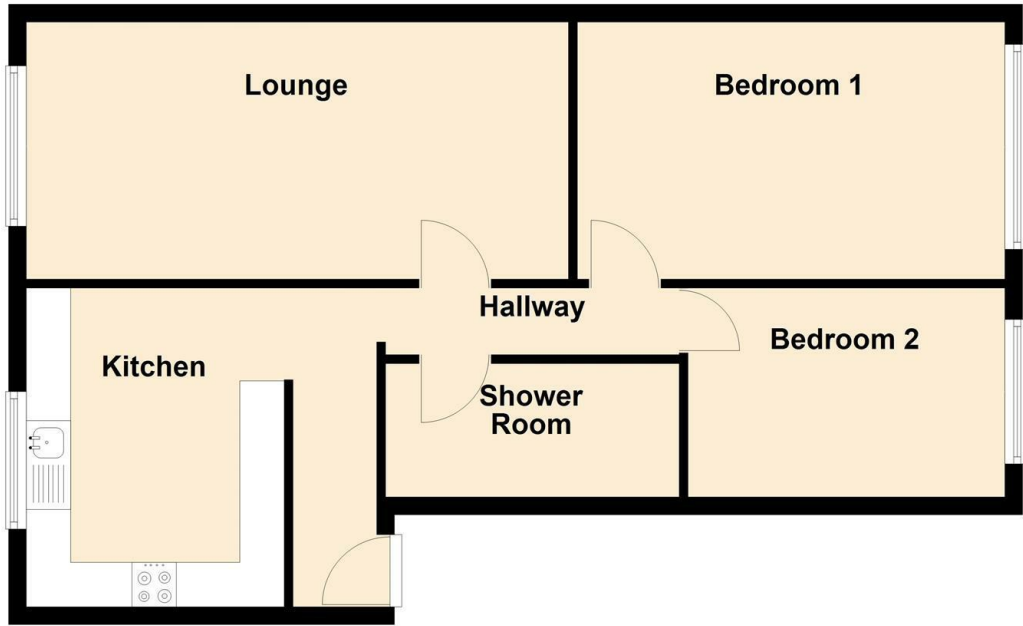
The smart shower room with ceramic tiled flooring benefits from a double width shower cubicle with tiled surround and glazed sliding door and 'rainfall' shower, vanity wash basin, low-level W.C, heated ladder towel rail and extractor fan.

Externally, the property offers a car port garaging and includes a small storage unit within the car port. There is ample visitors' parking and a communal drying area.

Throughout this beautifully maintained flat, apart from the shower room, the flooring has been laid with easy care oak-effect laminate.

'Swanbrook Mews' is located in a level position just a few hundred yards from the town centre, all amenities, attractions and sea front. It is offered for sale with No Forward Chain.





Kitchen
8'11" x 11'8" (2.74 x 3.58)

Lounge/Diner
16" x 11' (4.88m x 3.35m)

Bedroom One
12'3" x 11' (3.73m x 3.35m)

Bedroom Two
9'2" x 7'8" (2.81 x 2.34)

Shower Room
7'10" x 5' (2.39m x 1.52m)

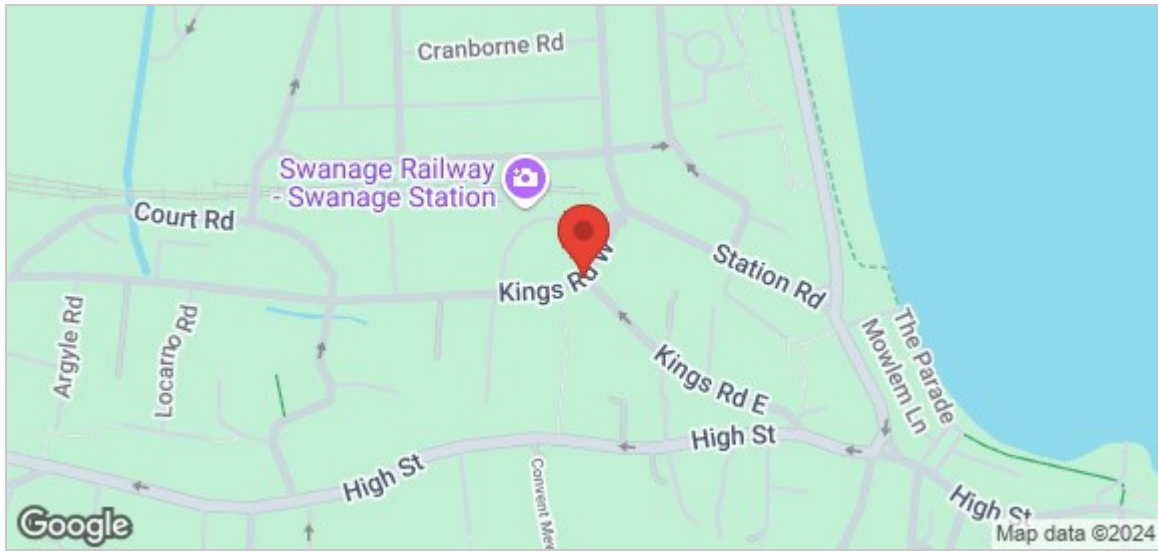
Additional Information

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: Ground Floor Flat
- Tenure: Share of Freehold. 999 Year Lease. Maintenance approximately £1,050 per annum payable in two instalments half yearly. Long-term lets are permitted but no holiday lets. Pets are not 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/ 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	
	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	
Current: 70	Potential: 75
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 70	Potential: 75
England & Wales	EU Directive 2002/91/EC