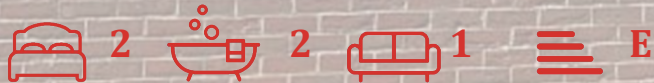




15 Ulwell Road

Swanage, BH19 1LF



Guide Price
£295,000 Leasehold -



15 Ulwell Road
Swanage, BH19 1LF

- Two Double Bedrooms
- Well Presented Throughout
- Beach and Town Centre Nearby
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Light & Airy
- Two Allocated Parking Spaces
- No Onward Chain
- Sought After Location
- Ideal Investment/First Time Buy





**** 3D WALK-THROUGH TOUR AVAILABLE****

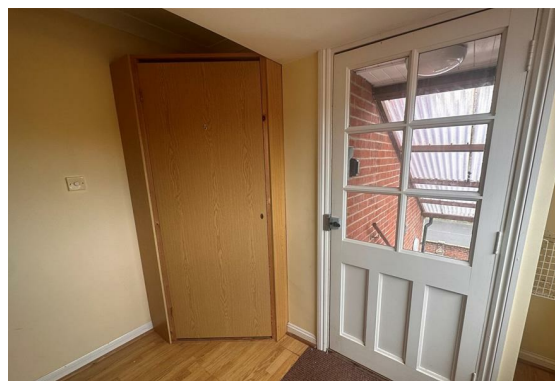
We are delighted to bring to the market this WELL-PRESENTED, TWO BEDROOM apartment. This is located only a STONE'S THROW away from SWANAGE BEACH and has a VIEW TO THE SEA. There are TWO ALLOCATED PARKING SPACES.

The property comprises a large lounge/diner area that benefits from dual aspect windows, one of which being a Velux styled window shining directly on to the dining area of the room. Adjoining the lounge/diner is



the kitchen. The kitchen boasts ample wall and base level units, inclusive of integrated appliances such as an oven, 4 ring gas hob, extractor fan and built in fridge/freezer. The kitchen also has one space for freestanding white goods. The kitchen window offers a pleasant outlook towards the sea.

Bedroom one is a sizeable double with a convenient storage cupboard accompanied by an ensuite shower room that includes a shower cubicle, wash hand basin and low-level W.C. Bedroom two is a spacious double, once again benefiting from not only a double width cupboard but a bay window also. Following the stairs leading down into the generously sized bathroom which comprises bath, wash hand basin and low-level W.C as well as a bathroom cupboard.



Externally, the property includes two allocated parking space. It is a short walks to safe, sandy beach and a pleasant walk along the promenade to the town centre.

This delightful apartment is offered for sale with no onward chain and viewing comes highly recommended.



Bedroom One

max 13'3" (min 3'2") x max 12'4" (min 3'1") (max 4.06 (min 0.97) x max 3.78 (min 0.94))

Bedroom Two

max 14'6" (min 10'4") x max 9'9" (min 4'11") (max 4.43 (min 3.15) x max 2.98 (min 1.51))

En Suite

max 5'10" (min 3'11") x max 7'5" (min 6'2") (max 1.78m (min 1.19m) x max 2.26m (min 1.88m))

Bathroom

6'5" x 7'5" (1.98 x 2.27)

Kitchen

6'0" x 6'11" (1.83 x 2.11)

Living/Dining Room

max 21'0" (min 6'5") x max 11'6" (min 7'3") (max 6.42 (min 1.96) x max 3.53 (min 2.22))

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: Top Floor Apartment

Tenure: Share of Freehold. The lease has approximately 86 years left & it was renewed in 2011. The maintenance charge is currently £900 per annum and there is no ground rent. Long term lets are permitted but not holiday lets.

Property construction: Standard

Mains Electricity

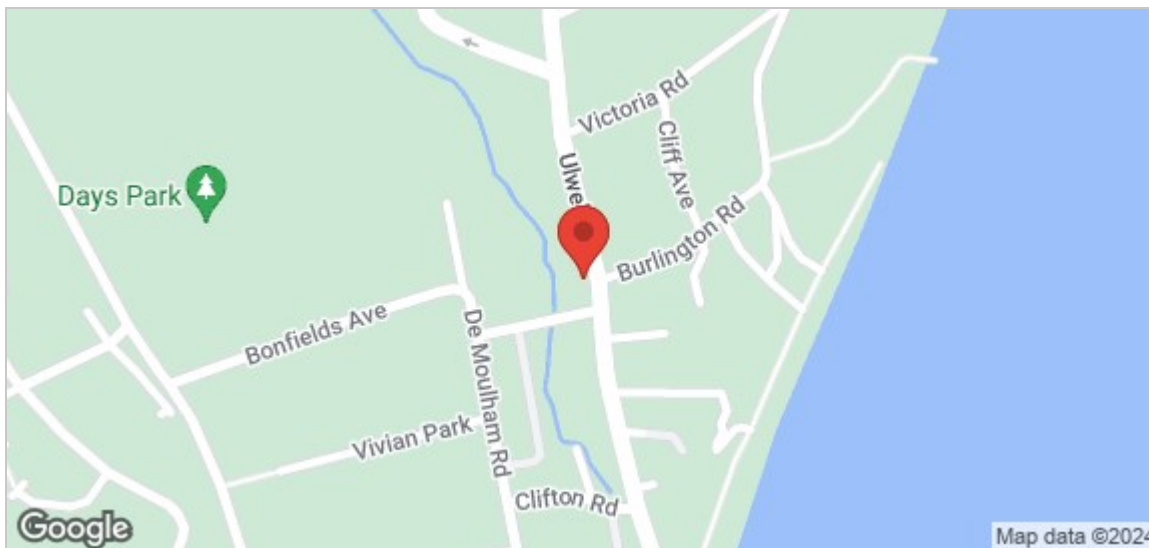
Mains Water & Sewage: Supplied by Wessex Water

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(2 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	