



Belle Vue Road
Swanage, BH19 2HR

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OIEO £275,000
Share of Freehold



Belle Vue Road

Swanage, BH19 2HR

- Ground Floor Flat
- 2 Bedrooms
- Peaceful Location Near Durlston
- Spacious Accommodation
- Southerly Facing
- Private Patio Area
- Garage & Visitor's Parking
- Communal Gardens
- Long and Short Term Lets Permitted
- No Forward Chain





****3D WALKTHROUGH AVAILABLE****

A TWO BEDROOM GROUND FLOOR FLAT situated in a **SOUGHT AFTER LOCATION** near **DURLSTON COUNTRY PARK** is presented for sale with **NO FORWARD CHAIN**.



'Wordsworth Court' is positioned in an elevated and peaceful location about 1/2 mile from the renowned Durlston Castle

This ground floor flat has spacious accommodation and a pleasant open and southerly outlook from the patio at



the front over communal grounds.

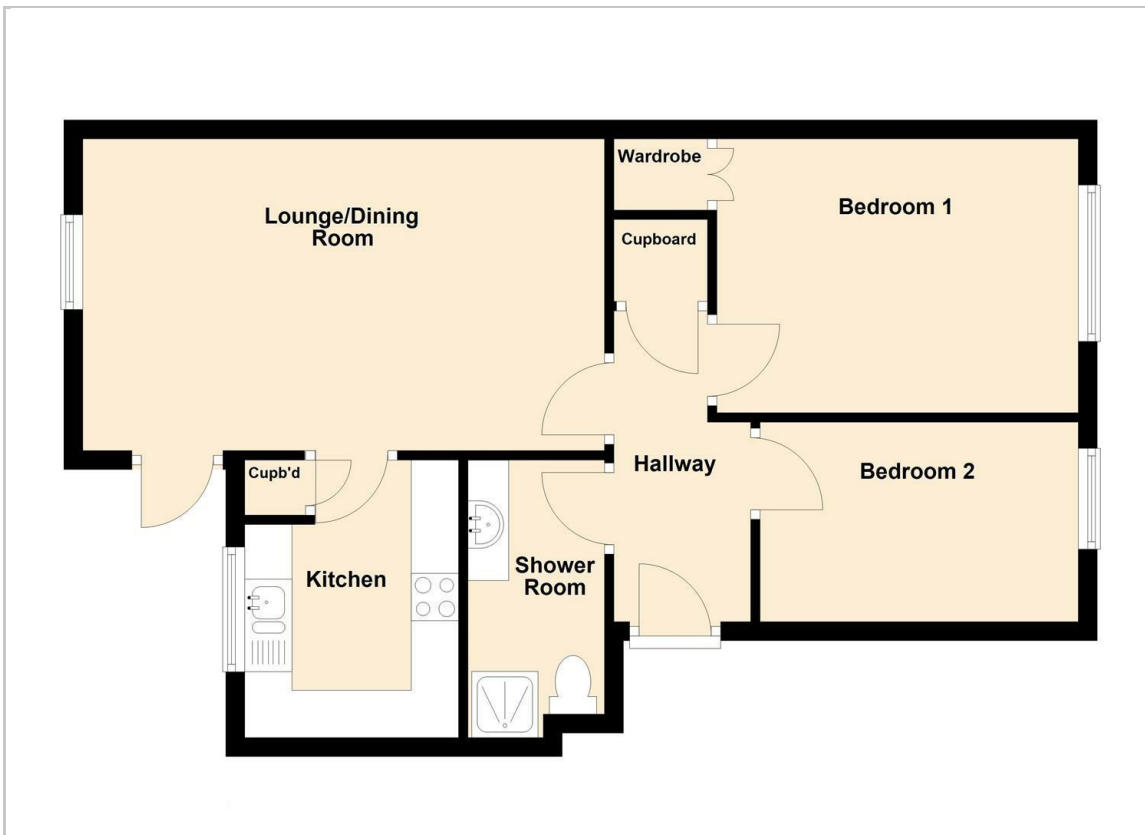
Enter through a communal lobby and into the spacious entrance hall, through to the roomy Lounge/Dining room which has a picture window and glazed door onto a private paved patio area at the front of the flat. From the Lounge/Dining room into a galley-style kitchen which provides a good range of worktops, wall and base cupboards and includes integral appliances - electric hob with under-oven, 'Smeg' dishwasher, washing machine and under-counter fridge and freezer. A built-in cupboard provides extra storage space.

Returning to the hallway, another built-in cupboard, and into Bedroom 1 which has a built-in wardrobe and ample space for free-standing furniture. Bedroom 2 would ideally suit as guest room or office. The Shower room has fully tiled walls, step in shower cubicle with mains operated shower, wash basin within a cupboard unit and WC.



Outside the property includes a garage with up-and-over door and there is additional visitor's parking. Well-tended communal gardens extend around two sides of the building.

The flat eminently suits the requirement for **GROUND FLOOR** accommodation in a **PEACEFUL AND ATTRACTIVE RESIDENTIAL LOCATION**.



Lounge/Dining Room
18' x 10'9" (5.49m x 3.28m)

Kitchen
10' x 7'4" (3.05m x 2.24m)

Bedroom One
12'5" x 9'5" (3.81m x 2.89m)

Bedroom Two
11' x 7' (3.35m x 2.13m)

Shower Room
9'7" x 4'8" (2.93m x 1.44m)

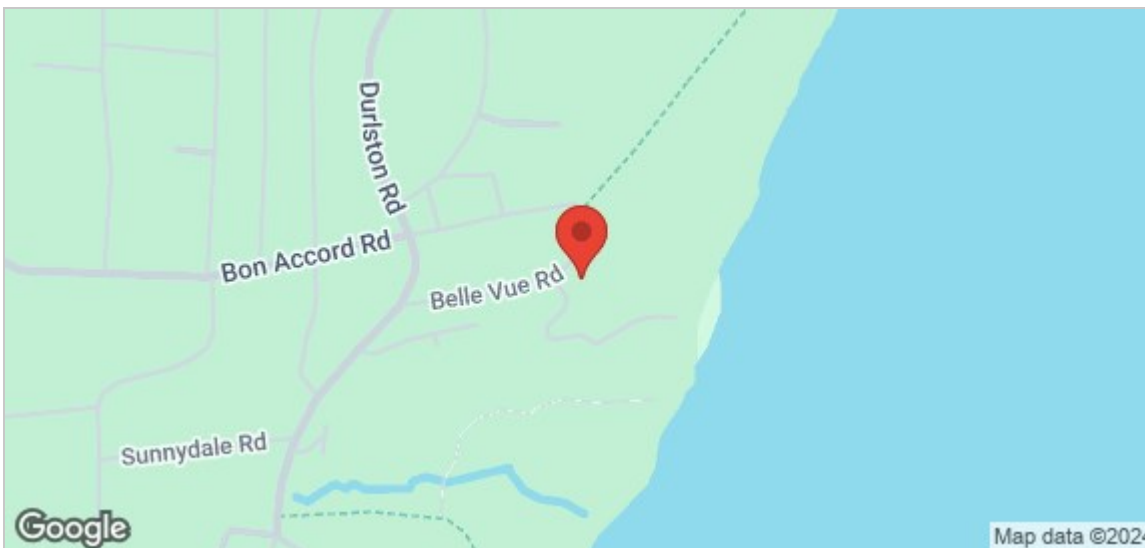
Additional Information.

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 Ground Floor Flat
 Tenure: Maintenance charge approximately £2,000 per annum. Lease term tbc. Long and short term lets permitted. Pets by permission only.
 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	72	78

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 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		
EU Directive 2002/91/EC		