



Gilbert Road
Swanage, BH19 1DY



Offers Over
£345,000 Freehold



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- Spacious Two Bedroom Apartment
- Stones Throw To The Beach And Town Centre
- Well Presented Throughout
- Light And Airy Modern
- Modern Fitted Kitchen
- Two Fitted Shower Rooms
- Lift Access
- One Allocated Parking Space To The Rear
- Communal Gardens
- Overlooking Swanage Railway





We are delighted to bring to the market this BEAUTIFULLY presented, TWO bedroom, FIRST FLOOR apartment with LIFT ACCESS & PARKING, overlooking SWANAGE RAILWAY & only a mere STONES THROW away from SWANAGE BEACH / TOWN CENTRE.

A communal entrance door leads to a well maintained hallway, with stairs & lift providing access to private apartment. This first floor apartment is built to a high specification including oak doors & neutral décor throughout to maximise the light and airy ambience.

As you enter the apartment you are welcomed with a long hallway leading to all accommodation. On the left, you are met with a light & airy living room benefitting from a feature effect electric



wood burner to the centre. A large bay window surrounded by double glazed windows overlooks the famous Swanage railway and rooftops beyond. The modern fitted kitchen comprises ample wall and base units throughout & benefits from integrated appliances such as an oven, four ring gas hob, extractor fan, washer/dryer, slimline dishwasher & built-in fridge/freezer.

Bedroom one is located to the rear of the property and boasts a generously sized double bedroom supported with large windows providing ample amounts of light. Bedroom one boasts an en-suite shower room, inc. a wash hand basin & WC.

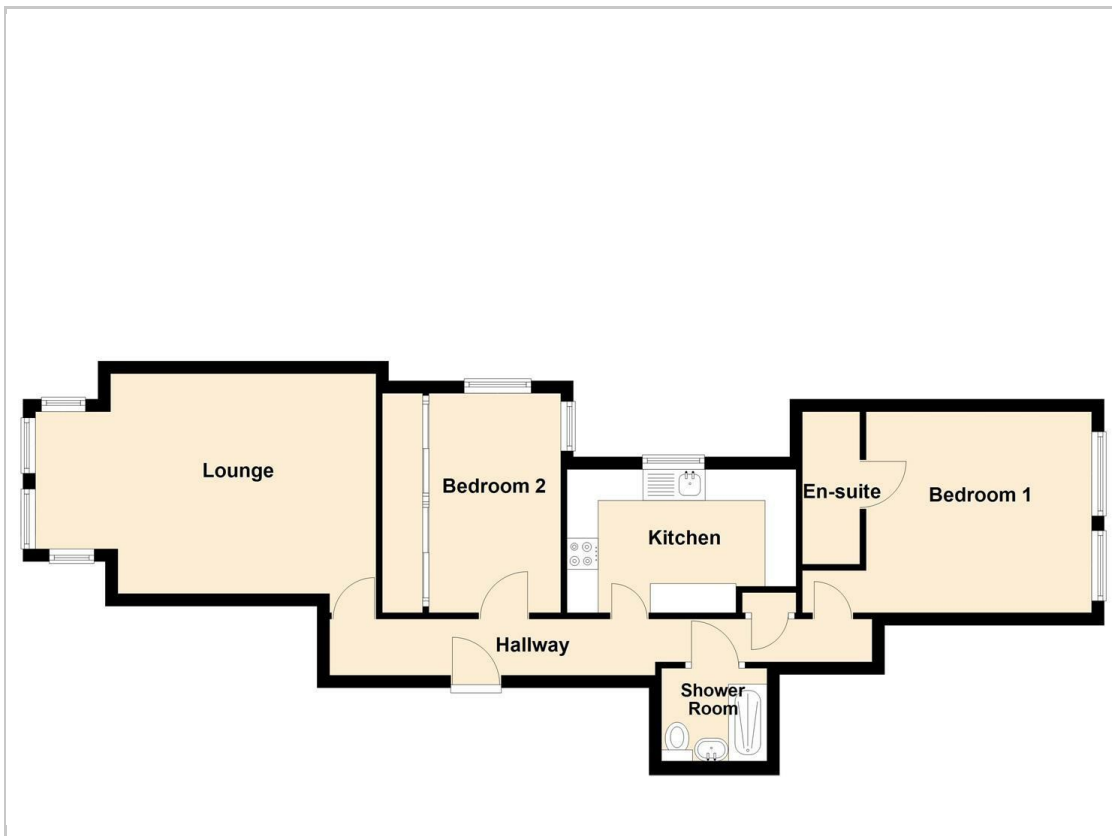
Bedroom two is a sizable double, with the additional benefit of a built-in wardrobe.

The main shower room offers a pleasant white suite with marble styled tiles and spotlighting providing a modern feel. Included in the shower room is a large shower with glass screen, a vanity sink unit and a WC.



Externally, the apartment offers one allocated parking space to the rear and attractive communal gardens that are exceptionally well maintained, with the additional benefit of a southerly facing aspect.

Swanage Town Centre and beach is majority level level stroll away from the property making this the perfect location for socialising or seaside admiring.



Living Room

max 19'9" (min 15'9") x max 11'4" (min 7'4") (max 6.04 (min 4.81) x max 3.46 (min 2.24))

Kitchen

12'2" x 7'8" (3.71 x 2.36)

Bedroom One

max 16'1" (min 13'5") x max 11'0" (min 2'7") (max 4.91 (min 4.10) x max 3.36 (min 0.79))

Ensuite

3'2" x 8'3" (0.97 x 2.53)

Bedroom Two

7'8" x 11'5" (2.36 x 3.49)

Shower Room

6'7" x 5'7" (2.01 x 1.71)

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: First Floor Apartment

Tenure: We are advised that the lease has approximately 113 years remaining and the property includes a Share of the Freehold. The annual service charge is approximately £1000 per annum. Long lets but no holiday lets permitted and pets with management permission.

Property construction: Standard

Mains Electricity

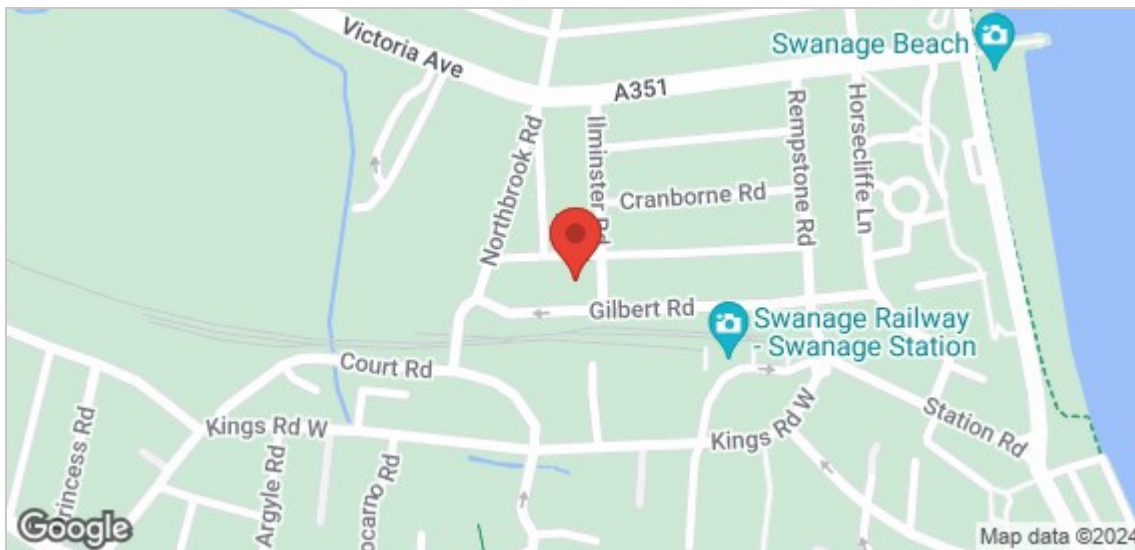
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

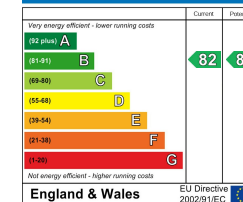
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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



Environmental Impact (CO₂) Rating

