



Rocquaine Court

Swanage, BH19 1DZ



Offers In Excess Of
£245,000



Iminster Road

Swanage, BH19 1DZ

- Third Floor Apartment
- Moments From Swanage Town Centre & Beach
- Three Bedrooms
- Lift Access to Second Floor
- Shower Room and Separate WC
- Garage & Visitor Parking
- Communal Gardens
- Rooftop Views
- No Onward Chain
- Share of the Freehold





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

A DECEPTIVELY SPACIOUS, three bedroom, third floor apartment, WITH GARAGE, a short stroll from SWANAGE TOWN CENTRE/BEACH.

A communal entrance with lift to the second floor and stairs providing access to the apartment. An entrance hallway leads through into the main accommodation including: sitting room/diner, kitchen, three bedrooms and shower room/WC.

The sitting/dining room is situated to the front aspect of the property, with large southerly aspect window



allowing ample light. The kitchen/breakfast room sits adjacent to the sitting room and has a range of wall and base level cupboards with spaces for appliances.

The main bedroom is a generous size with space for a range of bedroom furniture and benefits from a westerly aspect window.

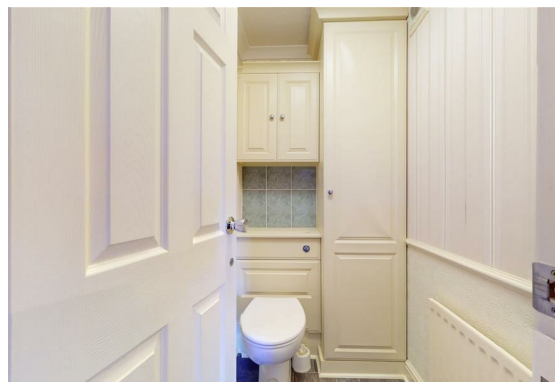
Bedroom two is situated to the side aspect of the property, looking out to the communal garden and is another generous size.

Bedroom three is situated to the rear of the property, which could easily be used as a study or third bedroom.

The shower room comprises a corner shower cubicle and vanity wash hand basin, complete with part tiled walls. There is a separate WC.

The property also includes a garage with up and over door.

To the front and side aspect of the property is a well-tended communal garden with drying area and to the rear of the property there is a bin store.





Sitting/Dining Room
16'4" x 13'10" (5 x 4.23)

Kitchen
11'7" x 9'7" (3.54 x 2.93)

Bedroom One
11'7" x 11'6" (3.54 x 3.52)

Bedroom Two
11'1" x 8'1" (3.38m x 2.46m)

Bedroom Three
7'8" x 6'11" (2.34 x 2.12)

Shower Room

Separate WC

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: Third (top) Floor Apartment

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/

Lease & Tenure: The vendor has informed us that the property has a 999 year lease and each flat owns a share of the freehold. The service charge is approximately £1480p/a. There are no long term letting restrictions, but holiday lets and pets are not permitted.

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.

