




15 Ulwell Road
Swanage, BH19 1LF

 2  2  1  C

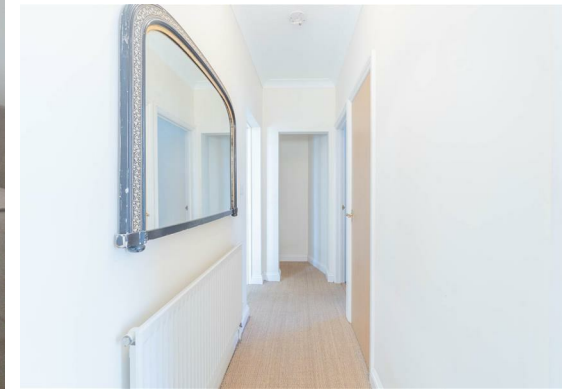
**£287,000 Share of
Freehold**



15 Ulwell Road

Swanage, BH19 1LF

- Close Proximity To The Beach
- Ground Floor Apartment
- Two Allocated Parking Space
- Well Presented Through Out
- Two Double Bedrooms
- Ensuite
- Private Garden
- Sought After Location
- Sizeable Accommodation
- No Onward Chain

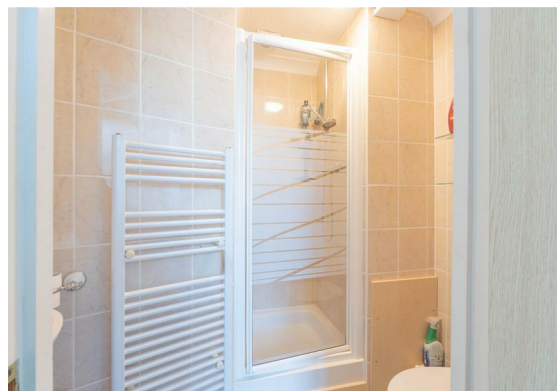




Welcome to this CHARMING property located on Ulwell Road in the picturesque town of Swanage. This delightful GROUND FLOOR APARTMENT boasts a cosy reception room, With two bedrooms and two bathrooms. Situated in a PRIME LOCATION, this property offers the luxury of PARKING, a highly sought-after feature in this area.



The lounge/diner is spacious whilst benefiting from a feature bay window allowing generous amounts of light into the property. Adjoining the lounge/diner the kitchen can be found, comprising ample wall and base level units through out. The kitchen benefits from a integrated oven, Four ring gas



hob and an extractor fan. There is also offers ample space for freestanding white goods and a fridge/freezer.

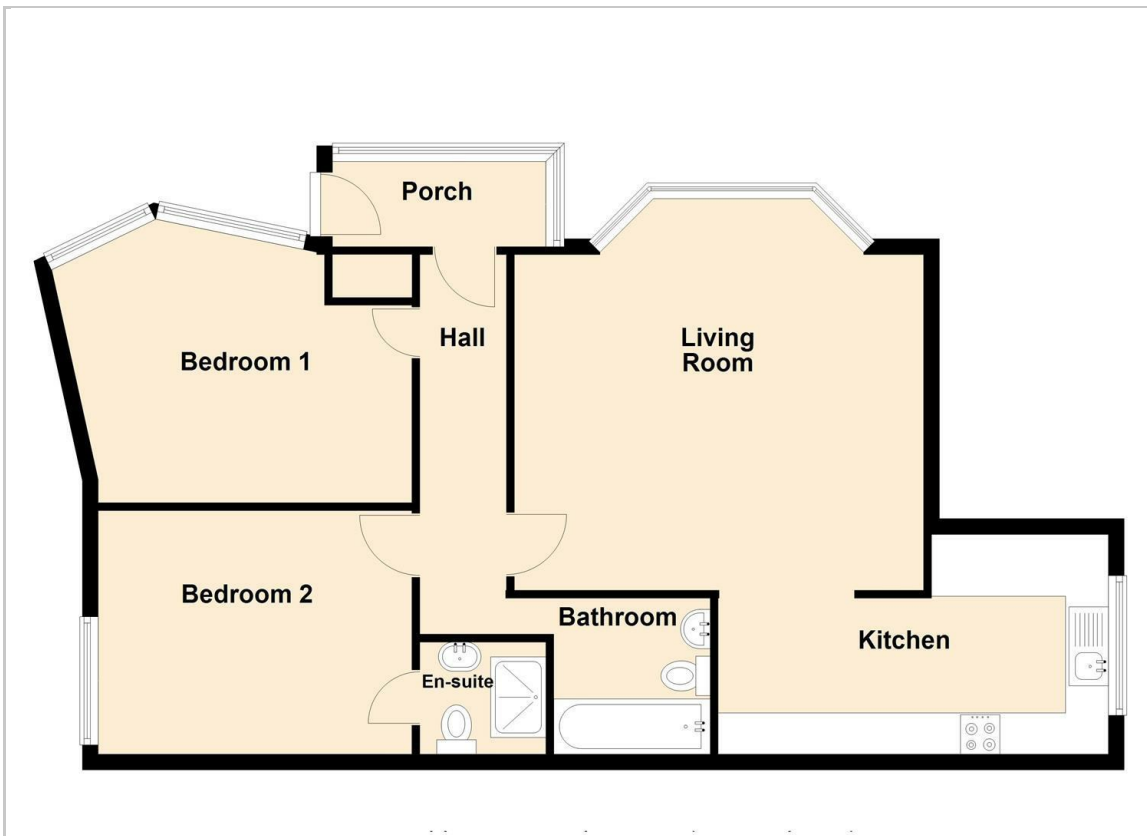
Bedroom one is a sizable double that boasts a ensuite shower room with a standard width shower, low level W.C and wash hand-basin. Bedroom two is also a double located towards the front of the property boasting a feature bay window and fitted storage cupboards.

The bathroom offers a sizable space filled with a bath with a shower, a low level W.C and wash hand basin.

Externally, this property boasts off-road parking. There is private outside space behind gates for you to sit in and enjoy the sunshine during the warmer months. The town and beach are situated within close proximity.

The apartment is well presented, ensuring that you can move in and start enjoying your new home straight away. Whether you are looking for a permanent residence or a holiday getaway, this property ticks all the boxes.





Bedroom One

14'9" max (9'2" min) x 12'2" max (8'0" min) (4.5 max (2.81 min) x 3.72 max (2.46 min))

Bedroom Two

11'6" max (10'4" min) x 9'6" max (4'2" min) (3.52 max (3.15 min) x 2.90 max (1.28 min))

Ensuite

5'3" x 6'7" (1.62 x 2.02)

Lounge

14'2" x 14'9" (4.34 x 4.51)

Bathroom

5'10" x 6'4" (1.79 x 1.95)

Kitchen

13'10" x 6'0" (4.23 x 1.85)

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.

The lease has approximately 76 years remaining and includes a share of the freehold. The service charge is approximately £900 per annum. Long term lets are permitted but no holiday lets.

Council Tax: Band C

Property type: Ground Floor Apartment

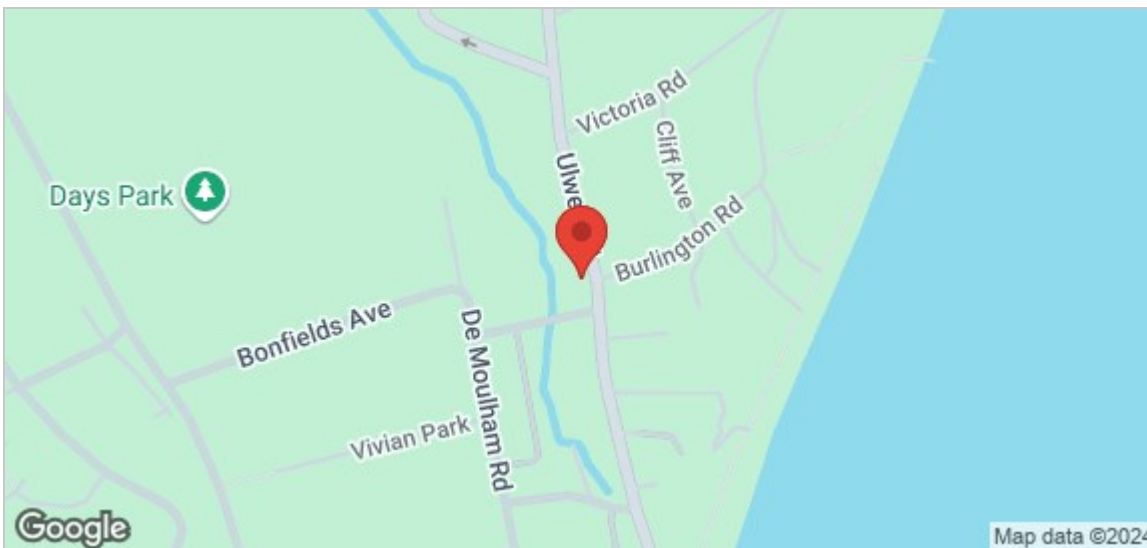
Property construction: Standard

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/



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			
		70	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(13-20) F			
(1-12) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	