



High Street  
Swanage, BH19 2NB

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Offers Over  
£125,000 Leasehold



**Hull**  
**Gregson**  
**Hull**

# High Street

Swanage, BH19 2NB

- Ground Floor One Bedroom Apartment
- Investment Opportunity
- In Need Of Refurbishment
- Southerly Facing, Private Garden Area
- Pets Permitted
- Town Centre & Beach Location
- Shops & Amenities Near By
- No Onward Chain





We are delighted to bring to the market this GROUND FLOOR ONE BEDROOM apartment IN NEED OF REFURBISHMENT and RECONFIGURATION located within a STONE'S THROW of SWANAGE TOWN CENTRE AND BEACH.



The entrance door opens directly into a Kitchen/Dining Room. The kitchen area has an ample range of base and wall mounted units with space for a washing machine or dishwasher and an undercounter fridge. Also space for a dining table and chairs. A large double glazed



window allows for plenty of natural light.

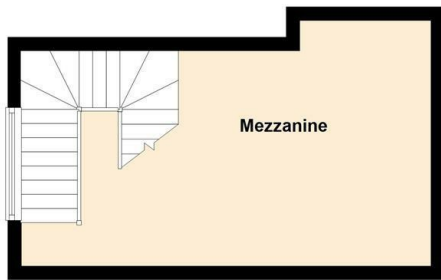
Stairs with a large storage space under rise and turn to a useful Mezzanine over the kitchen with light through southerly facing windows.

On the ground floor a small corridor leads to the Shower Room with borrowed light and which comprises shower cubicle, washbasin and WC. Adjacent, a Bedroom area with French doors leading into a large Conservatory/Lounge which has an outlook over the rear garden.

With a southerly aspect, the private outside space is laid to a large Patio and path bordered with mature shrubs leading to a good-size garden store.

The property requires some improvement throughout however offers great potential as an INVESTMENT property and is offered for sale with NO FORWARD CHAIN.





### Kitchen/Dining Room

10'2" x 19'8" incl stairwell (3.1m x 6m incl stairwell)

### Shower Room

5'5" x 5'7" (1.67m x 1.72)

### Bedroom Area

8'5" x 6'0" (2.59m x 1.84)

### Conservatory/Lounge

11'9" x 9'11" (3.60m x 3.04m)

### Mezzanine

10'2" x 19'8" incl stairwell (3.1m x 6m incl stairwell)

### 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: Ground Floor Flat NB: The property is currently the subject of a Prohibition Order and refurbishment works would need to be to satisfaction of the Council in order that the Order may be removed.

Tenure: Leasehold: 999 year Lease from March 1984. Ground rent tbc. Service charges variable. Buildings insurance - 25% payable.

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Independent electric heaters.

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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			
		54	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	