



ROYAL VICTORIA

Royal Victoria Apartments

Swanage, BH19 2LN



Offers Over £225,000
Share of Freehold

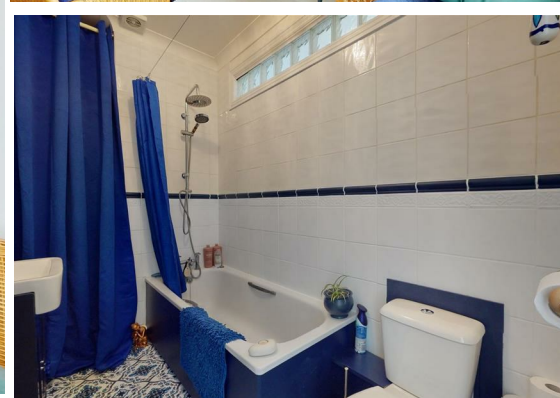


1 High Street

Swanage, BH19 2LN

- Chic One Bedroom, First Floor Apartment
- Views to Swanage Bay and Ballard Down
- Town Centre Location
- Open-Plan Living/Kitchen/Dining Area
- Very Well Maintained
- Ideal Investment - Holiday Lets & Long Term Lets Permitted
- Unallocated Parking Area to Front of Complex
- Share of Freehold





**** 3D WALKTHROUGH TOUR ****

With BEAUTIFUL SEA VIEWS, a DELIGHTFUL FIRST FLOOR APARTMENT in a very CONVENIENT LOCATION close to the SEA FRONT and ALL AMENITIES presents an IDEAL OPPORTUNITY for FIRST TIME BUYERS or INVESTMENT as an AIRB'N'B or LONG TERM LET.

Steps rise to the impressive main entrance to the complex and a secure entry system permits access into through the characterful communal hallway and via stairs to the second floor.



Enter the apartment through an internal hallway with ample space for boots and coats to be greeted with a view to the sea with a bright and cheerful ambience provided by the decor and original features such as exposed brick arch to the chimney breast and wooden sash windows with wide windowsills.

The charming and 'L' shaped open-plan living area affords comfortable space for a sofa, and the kitchen area comprises a smart range of wooden worktops with ample wall and base units providing storage, an integral under-counter fridge, a ceramic hob with electric oven under and filtration hood over, an inset ceramic sink and space for a washing machine.

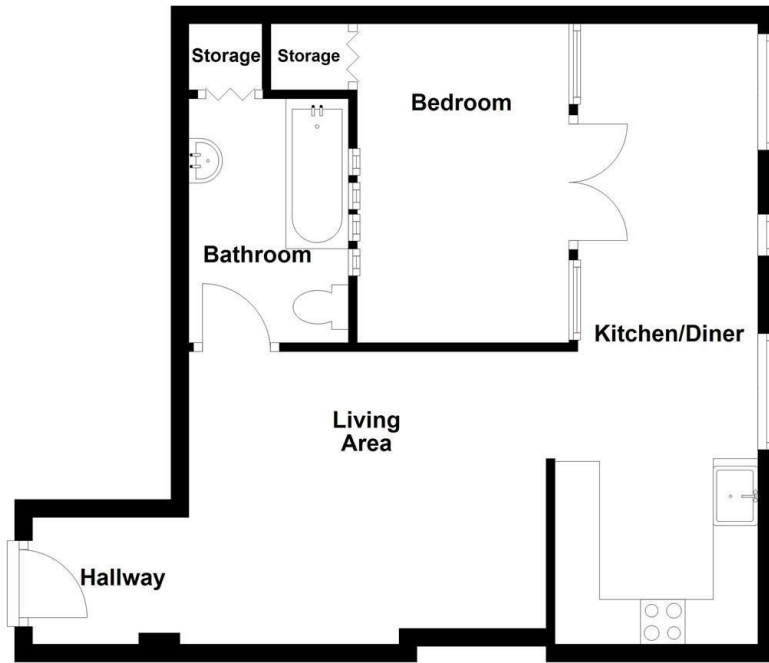
In front of large windows offering an outlook to the sea, there is pleasant space for a dining table and chairs, also room to position a work desk. The bedroom, separated from the living area by glazed double doors, has a storage recess and space for both double bed and free-standing furniture.



Finally, the bathroom with borrowed light from the bedroom and tiled surround and storage recess, comprises a modern suite of bath with 'drench' shower over, cupboard with inset washbasin, WC, and extractor fan.

There is unallocated parking at the front of the property available on a 'first-come-first-served' basis.

The historic Royal Victoria Apartments are situated on the Lower High Street opposite the promenade between Swanage Pier and the Main Beach with downlands to Peveril Point and coastal walkways to Durlston in close proximity. One of twenty converted from the former Royal Victoria Hotel, this unique and attractive apartment offers outstanding and far-reaching views over the bay to Ballard Down and the Dorset Coastline.



Living Area
13'11" x 11'5" (4.26m x 3.48m)

Kitchen/Diner
22'9" x 6'7" (6.95m x 2.02m)

Bedroom
11'3" x 7'6" (3.45m x 2.29m)

Bathroom
8'0" x 5'1" (2.45m x 1.55m)

Lease Information

The vendor has advised us that the property has Share of the Freehold with a 999 year lease from 1981, the maintenance charge is approximately £900 per annum and that long term let and holiday lets are permitted but that pets are not allowed.

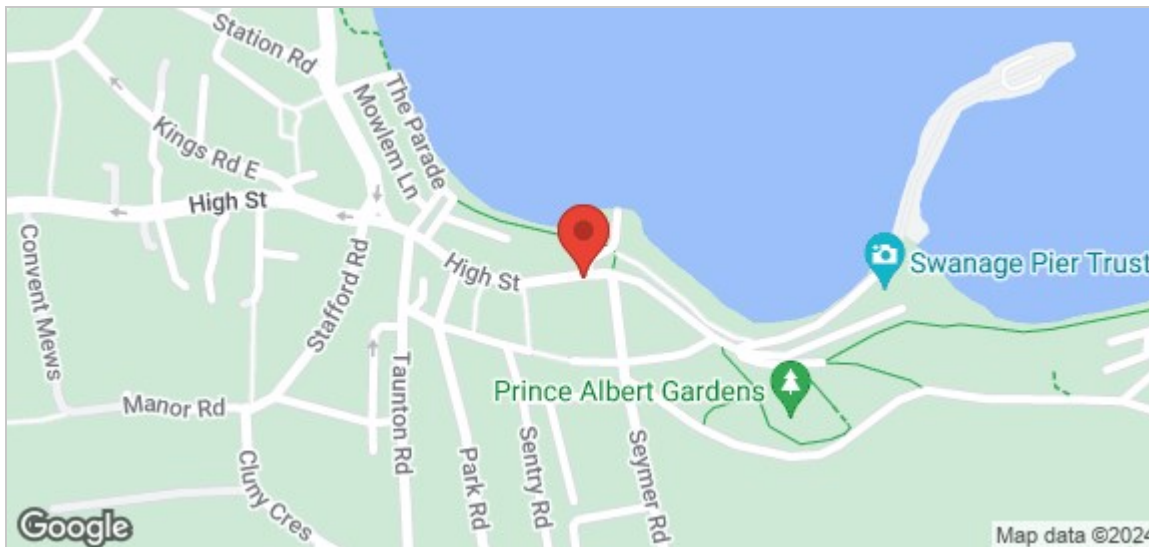
Additional Information.

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 (converted) flat.
 Tenure: Leasehold with Share of the Freehold. Lease 999 years from 1981. Maintenance approximately £900 per annum. Long term and holiday lets permitted, pets not allowed.
 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	73	78
England & Wales		

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