







Institute Road
Swanage, BH19 1BX

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**Offers In Excess Of
£250,000 Leasehold**



Institute Road

Swanage, BH19 1BX

- Three Bedroom First Floor Flat
- Roof Terrace
- No Forward Chain
- Open Plan Kitchen / Reception Area
- Modern Kitchen
- Log Burner
- Large Bay Window
- Well Positioned
- Ideal Buy to Let
- Short Stroll to the Beach





Welcome to this charming **THREE BEDROOM, FIRST FLOOR** flat located on Institute Road in the picturesque town of Swanage. The property boasts **THREE DOUBLE** bedrooms, an open plan kitchen diner, **ROOF TERRACE** and is offered for sale with **NO FORWARD CHAIN**.

Upon entering, you are greeted by a large hall with stairs rising to the accommodation.



The front of the flat is occupied by a sizeable open plan kitchen/reception room, perfect for entertaining guests or relaxing after a long day. The living area boasts a large bay window, log burner and ample space for furniture.



The space is completed by a modern grey kitchen with an integrated oven, inset gas hob and breakfast bar, as well as ample space for further freestanding appliances.

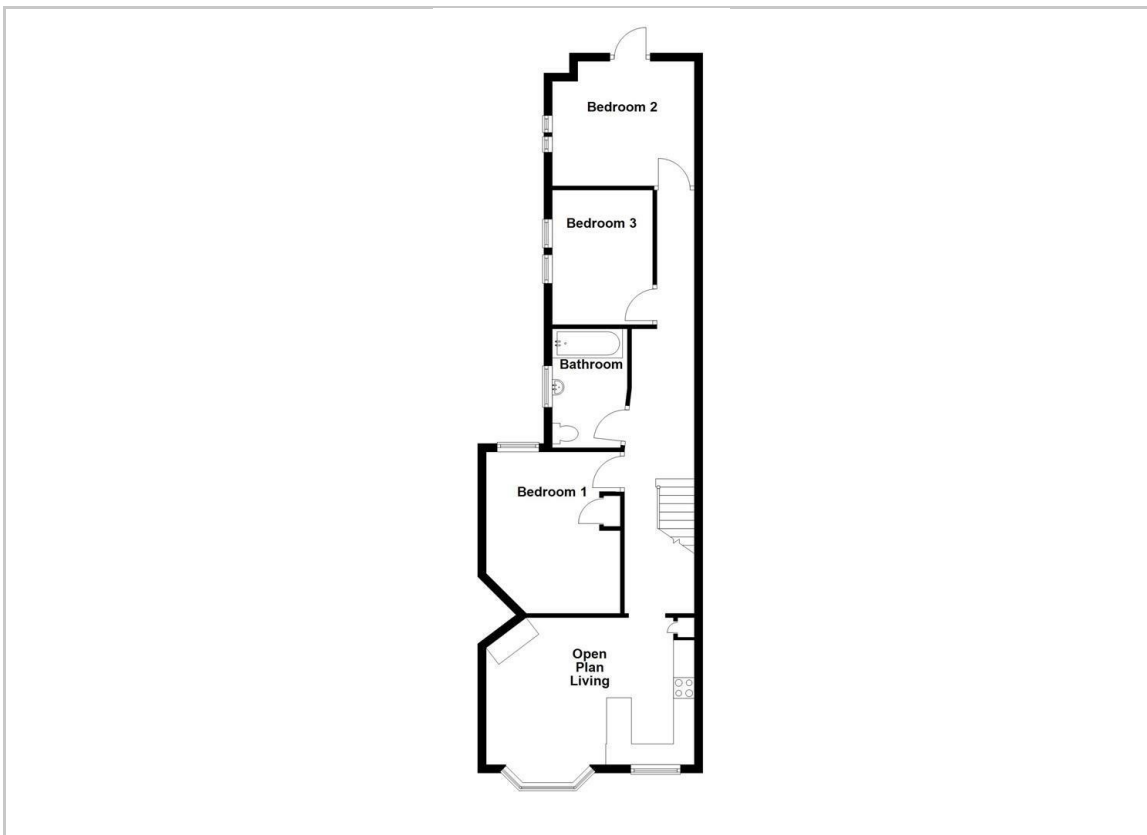
The property has three well-proportioned bedrooms, offering ample space for a growing family or those in need of a home office.

A family bathroom completes the accommodation.

One of the unique features of this property is the roof terrace, where you can enjoy your morning coffee. It's the perfect spot to soak up some sun or host a summer barbecue with friends.



Located in a sought-after area, this flat is ideal for those looking to enjoy the tranquillity of Swanage while still being close to local amenities and transport links.



Open Plan Kitchen / Reception Area
 18'0" x 16'4" into bay (5.5 x 5 into bay)

Bedroom One
 11'1" x 12'5" (3.4 x 3.8)

Bedroom Two
 11'1" x 10'5" (3.4 x 3.2)

Bedroom Three
 8'11" x 7'6" (2.72 x 2.31)

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: Flat

Property construction: Standard

Tenure: The vendor has informed us the property has approximately 115 years remaining on the lease, the ground rent is £200 per annum and they are responsible for a one third share of the buildings insurance which was £500 2023/24. The owner has also advised that any maintenance is done on an 'as and when' basis. Holiday Lets and

Pets permitted.

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	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	74	75

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