



Sandcastles, Station Road.

Swanage, BH19 1AB

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Harlees
FANATICAL ABOUT FISH

FISH AND CHIPS

£220,000 Leasehold



5 Station Road

Swanage, BH19 1AB

- Ideal Investment
- Modern Two Bedroom Property
- No Forward Chain
- Sea Views From Two Windows
- Modern Kitchen with Some Integrated Appliances
- Purpose Built to High Specification
- Ideal Holiday Let / First Time Buy
- Moments from Swanage Beach
- Town Centre Apartment
- Lift in Block





ATTENTION INVESTORS

Introducing a fantastic investment opportunity in the heart of Swanage Town Centre. This meticulously maintained apartment boasts stunning views overlooking Swanage Bay, and is currently operating as a successful Airbnb rental with an impressive occupancy rate of approximately 80%.

The front of the property is occupied by a bright and airy kitchen / reception room with light grey units, some integrated



appliances to include an integrated oven and hob, fridge and slimline dishwasher. The room also enjoys space to lounge on the sofa, with views over Swanage Beach and out to the Bay.

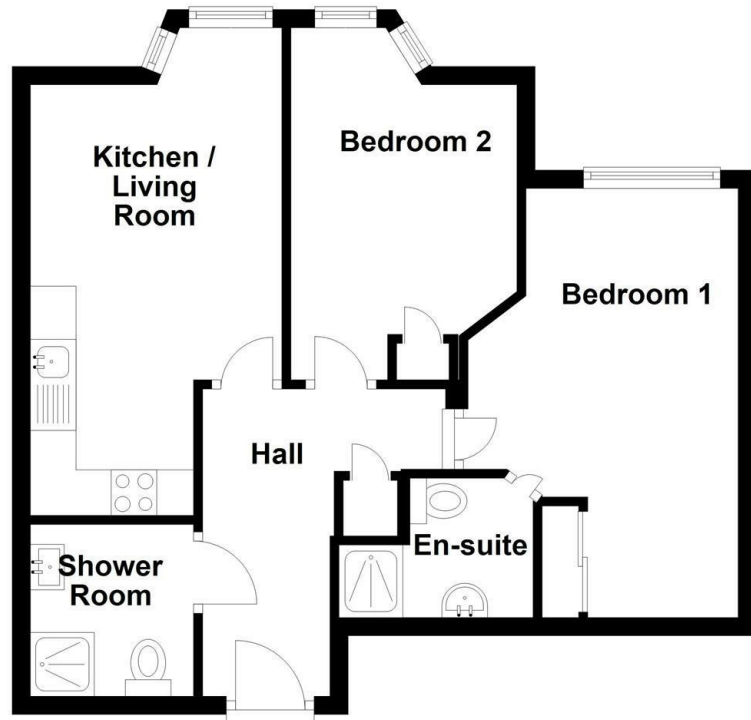
The apartment enjoys two bedrooms, one large double with ensuite shower room, a sea view and built in wardrobe in addition to a sizeable single room with further, lovely sea views.

Both shower rooms are modern spaces with single shower cubicles, hand basins and WC's, finished in modern neutral tiles.

The apartment block benefits from a convenient position being moments from Swanage Beach, a long lease, lift to all floors, communal bike shed and laundry room on the ground floor.

Swanage is a desirable seaside town situated on the Isle of Purbeck, Dorset. The town is bursting with a range of shops and eateries and has a traditional feel. The seafront is simply picturesque, making this the perfect retreat. Nearby Wareham has a mainline railway link to London Waterloo.





Kitchen / Living Room

14'1" x 9'10" (4.3 x 3.0m)

Bedroom One

14'1" x 10'5" (4.3m x 3.2m)

Bedroom One

Ensuite
5'2" max x 5'2" (1.6 max x 1.6)

Bedroom Two

11'5" x 7'6" (3.5m x 2.3m)

Shower Room

4'11" x 5'6" (1.5 x 1.7)

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 service charge is approximately £1,660.00 per annum with a ground rent of £150 per annum. The lease terms was set to 199 years and was set up in 2010.

Rateable Value: Currently £1,750, small business rates apply, £0 payable.

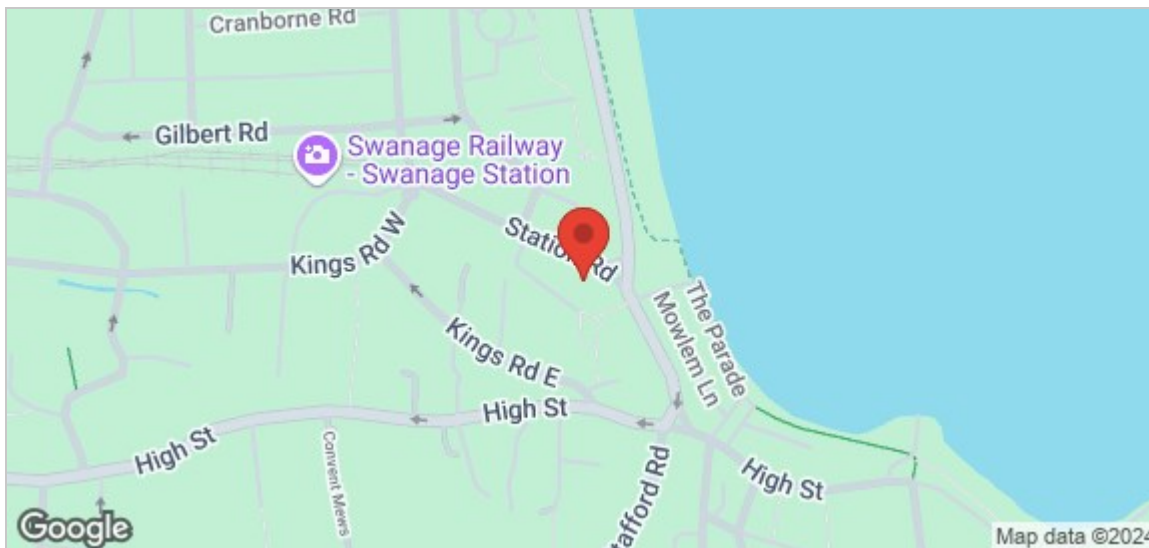
Property type: Apartment
Property construction: Standard
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric

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 | 79 | 85 |
| 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 | 75 | 76 |
| England & Wales | | |