



The Chines, 9 Burlington Road

Swanage, BH19 1LR

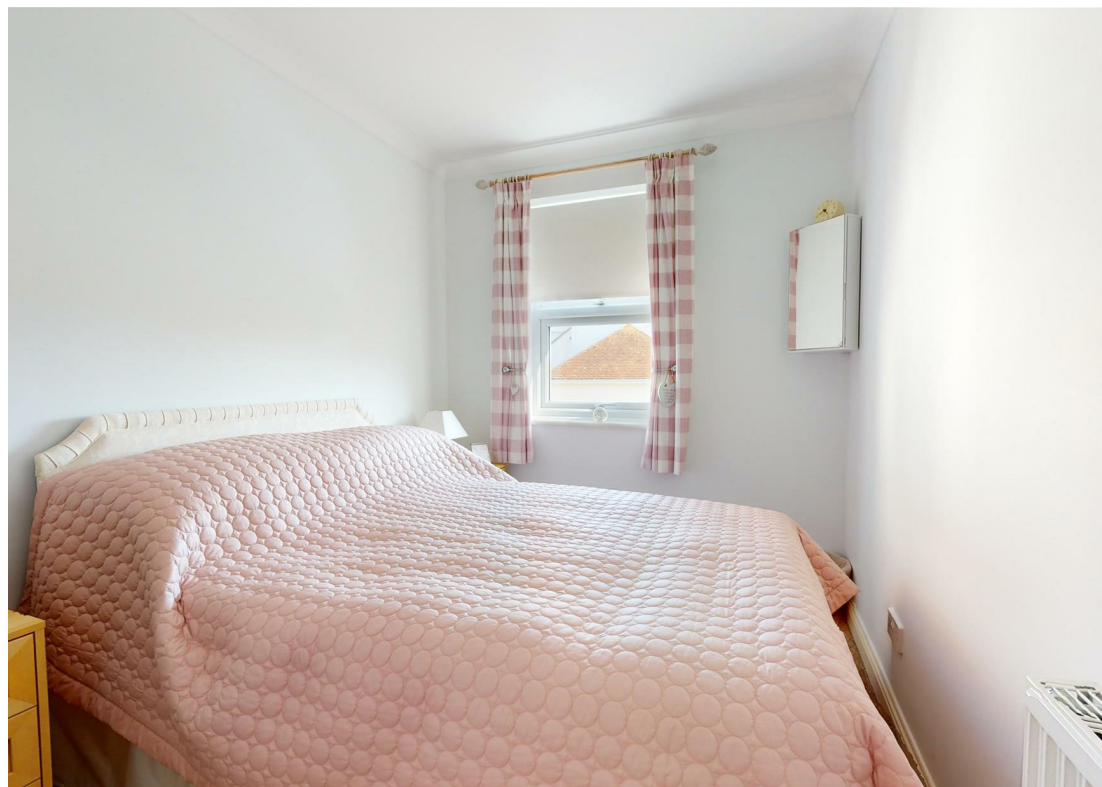
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**£280,000 Share of
Freehold**



**The Chines, 9 Burlington Road
Swanage, BH19 1LR**

- Two Bedroom Apartment
- Parking Space
- Light and Airy Accommodation
- Spacious Kitchen
- Well Proportioned Bedrooms
- Ample Storage
- Good Size Bathroom
- Short Walk to Swanage Beach
- No Forward Chain
- Short Stroll to Amenities





Set just a short stroll from Swanage Promenade, this delightful apartment offers a comfortable and convenient living space, allocated parking and is offered for sale with no forward chain.



Upon entering, you are greeted by bright hallway which runs central to the apartment. A well-proportioned kitchen is situated on your left and is complete with an integrated oven and hob, offering ample space to practice your culinary skills. Additionally,



there is ample room for further freestanding appliances and a dining table.

The two double bedrooms sit adjacent to each other, both spacious double bedroom with large windows. The primary bedroom is currently utilised as a twin room but enjoys dual aspect window, making this a wonderful light space.

A cosy and welcoming reception room sits opposite the bedrooms, a perfect space for relaxing after a long day.

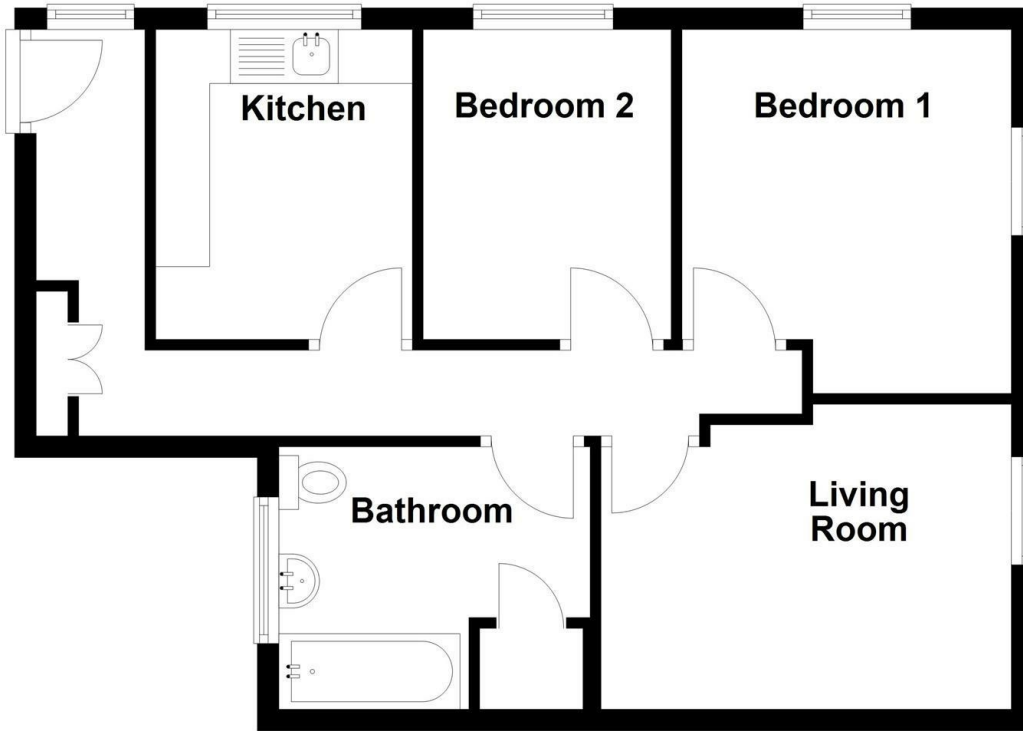


The family bathroom is part tiled and consists of an airing cupboard, panel enclosed bath, pedestal basin and WC

One of the standout features of this property is the allocated parking space, a rare find in a desirable location.

Overall, this light and airy second-floor apartment is bright and well presented throughout.

Ground Floor



Kitchen
7'9" x 11'3" (2.38 x 3.45)

Bedroom One
9'10" x 11'1" (3 x 3.4)

Bedroom two
7'7" x 11'3" (2.32 x 3.45)

Living Room
7'2" x 16'4" (2.2 x 5)

Bathroom
8'2" x 7'1" (2.5 x 2.17)

Lease

The owner has advised us that the property is a share of the freehold but has a 999 year lease from 2011 and the maintenance charge is £1440 per annum. The owner has also advised that the property can be holiday let and pets are upon request.

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: Apartment

Property construction: Standard

Tenure: Leasehold with Share of the Freehold, 999 year lease from 2004. Long and Short Term lets permitted and pets with permission of the Management Company.

Mains Electricity

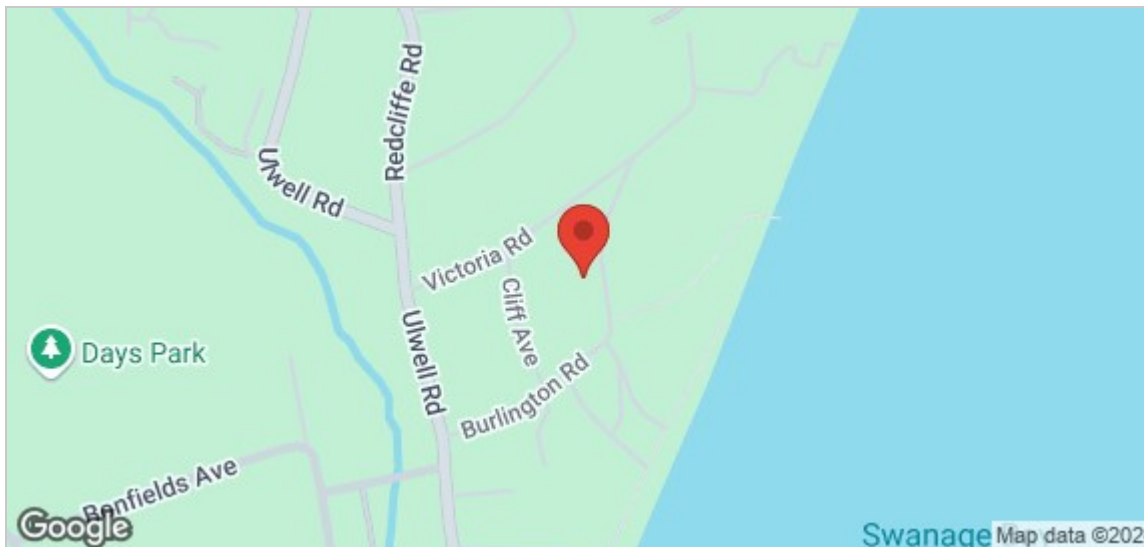
Mains Water & Sewage: Supplied by Wessex Water

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	76	78
England & Wales		

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		
England & Wales		