



FLAT 2 SEFTON COURT, 10 GILBERT ROAD, SWANAGE
£305,000 Shared Freehold

This spacious ground floor apartment stands in an excellent position, facing South and overlooks Swanage Steam Railway. It stands in a convenient position in the centre of Swanage about 200 metres from the main shopping thoroughfare and slightly further from the beach. Sefton Court stands in its own well maintained landscaped grounds which surround the property. It is a select development of 10 apartments built in 1989 by a reputable local builder and is of brick construction, under a tiled roof.

Flat 2 has the considerable advantage of a good sized South facing living room with a personal South facing patio, en-suite principal bedroom and a single garage approached by a service lane at the rear.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the south is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1DU**.



The spacious living room faces South with good views over the Swanage Steam Railway. This room is particularly light with a large bay window and door leading to a personal south facing patio and communal grounds. The kitchen is at the rear of the apartment and is fitted with a range of cream units with contrasting worktops, integrated electric hob and oven, spaces for washing machine and fridge freezer.

There are two good sized double bedrooms. The principal bedroom is South facing with a range of fitted wardrobes and double doors to the personal patio. This bedroom has the benefit of an en-suite shower room. Bedroom 2 is at the rear of the apartment, and the family bathroom fitted with a white suite including bath with shower over completes the accommodation.

To the outside, there are well tended communal grounds which are mostly laid to lawn with flower and shrub borders. There is a single garage in a small block at the rear of the building, which is accessed by a rear service lane.

TENURE Shared Freehold. 999 year lease from 24 June 1989. Shared maintenance liability which amounts to £1,550pa. No lettings are permitted, pets are at the discretion of the management company.



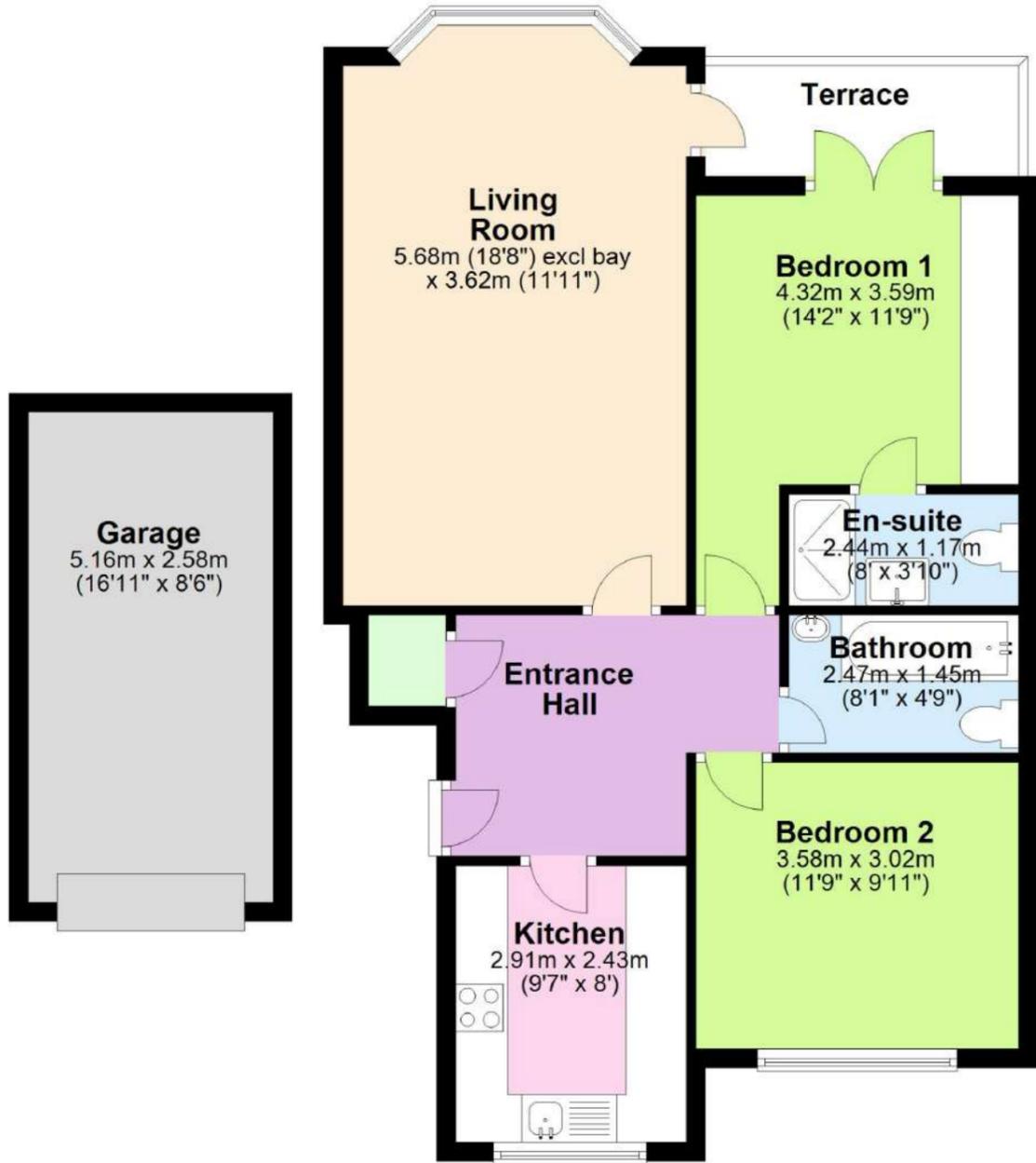
Property Ref: GIL2055

Council Tax Band D - £2,689.44 for 2025/2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



Total Floor Area Approx. 65m² (699.6 sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



