



FLAT 3 THE GABLES VICTORIA AVENUE, SWANAGE
£199,500 LEASEHOLD

This flat is situated on the ground floor of a substantial building, originally constructed during the first quarter of the 20th Century but extended and altered into flats in more recent times. 'The Gables' is situated in a convenient position approximately 250 metres from the sea front and slightly further from the town centre. The building is of brick construction, the upper elevations being cement rendered with mock Tudor facade under clay tiled roof.

3 The Gables offers good size accommodation level to the town and beach with the considerable advantage of dedicated parking. It is eminently suitable for the first time buyer or as an investment as all lettings are permitted.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, sandy beach and is an attractive mix of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref VIC2185

Council Tax Band B - £2191.84 for 2026/ 2027



The small entrance hall leads through to the good size living room which faces south and has sliding doors opening to the communal front garden. The separate kitchen is fitted with a range of lightwood effect units contrasting worktops and integrated electric oven and hob. there is also space for washing machine and fridge/freezer.

There are two double bedrooms. The principal bedroom is a particularly spacious dual aspect room. Bedroom two is also a good size double with dressing area. The bathroom is fitted with a white suite including bath with shower over.

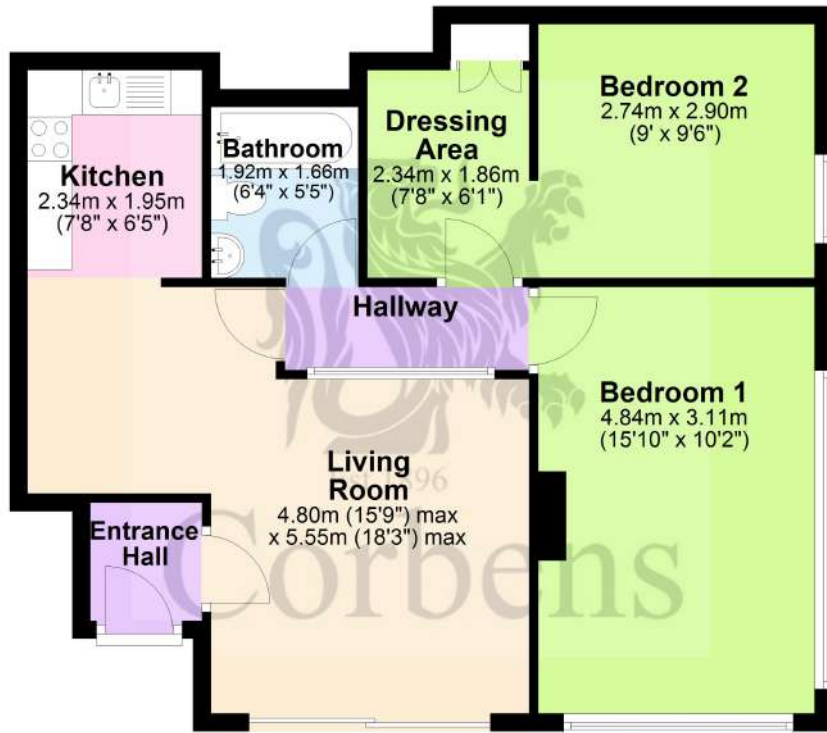
Outside, communal grounds which are mostly laid lawn with flower border and shrubs. Reserved Parking Space to the rear which is accessed via a rear service lane.

Tenure Leasehold. 99 year lease from 29 September 2002, although the sellers are in the process of extending the lease by 90 years which, will be finalised prior to completion, ground rent £100, shared maintenance liability which amounts to £1386pa. All lettings permitted, pets are not.

Viewings By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1AN**

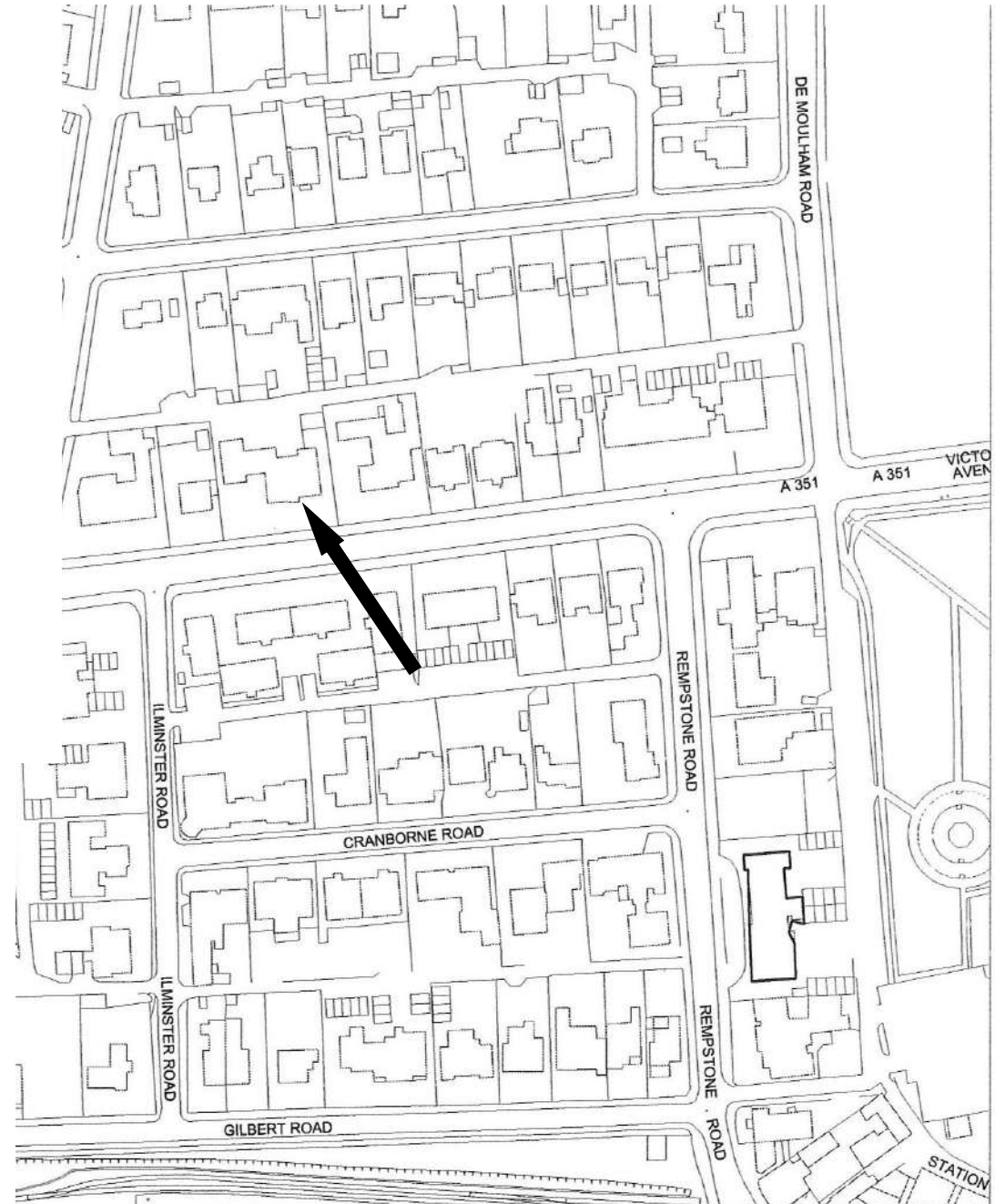


Ground Floor



Total Floor Area Approx. 60m² (646sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	78
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			



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.

