


# East Court

**Kings Road East Swanage, BH19 1ES**

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**£199,950 Leasehold**

Hull Gregson Hull

# East Court

Kings Road East Swanage,
BH19 1ES

- Two Bedroom Apartment
- Town Centre Location
- Close to Local Amenities
- Ideal Investment
- Swanage Beach Nearby
- Sleek, Modern Design Throughout
- Open Plan Kitchen / Living / Dining Room
- Light & Airy Space
- All Lets and Pets Permitted
- Ample Storage



















This SPACIOUS TWO BEDROOM APARMENT is located just a short stroll from the award-winning sandy beach, town centre and local amenities. it will suit those seeking a first time purchase, lock-up-and-leave holiday home, or proven holiday let investment.

Stepping through the secure main entrance and through a communal hallway to find this generously proportioned apartment. and arranged The main living area is filled with natural light and provides ample space for relaxing as well as space for TV and console. This room then opens into the modern designed kitchen that has a practical layout,

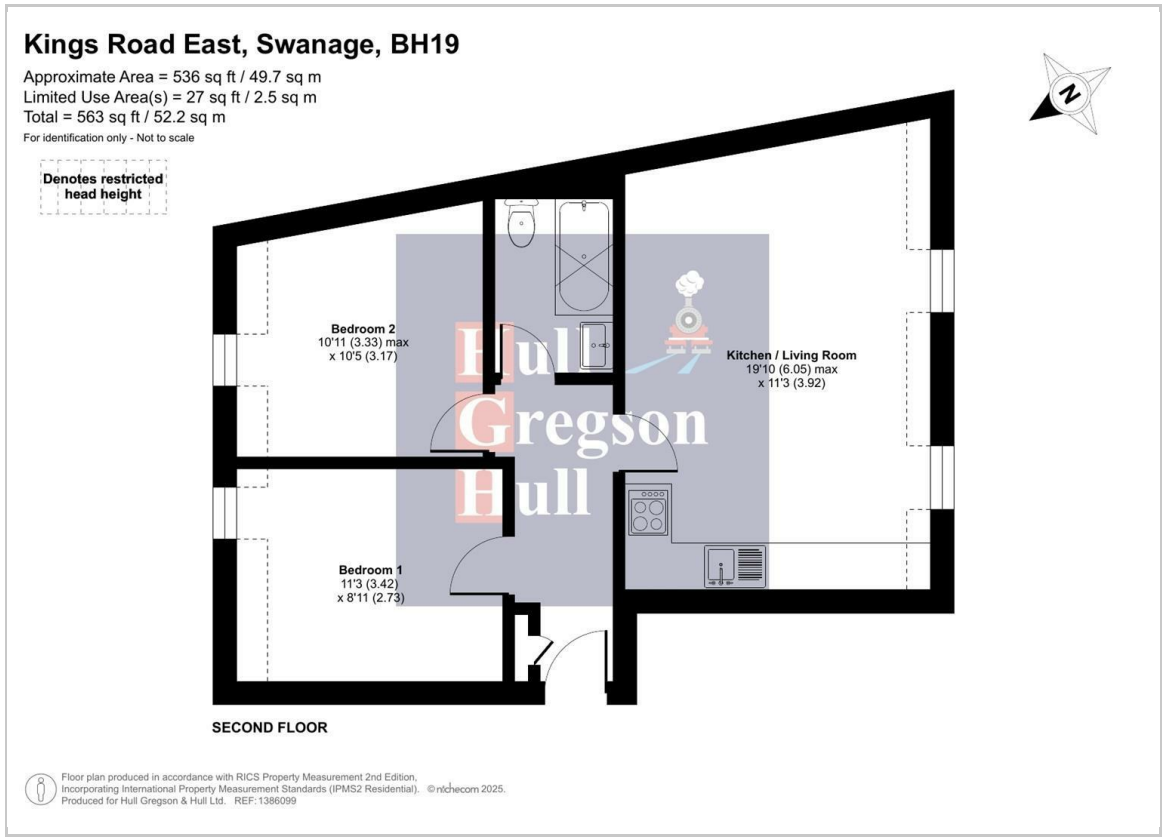


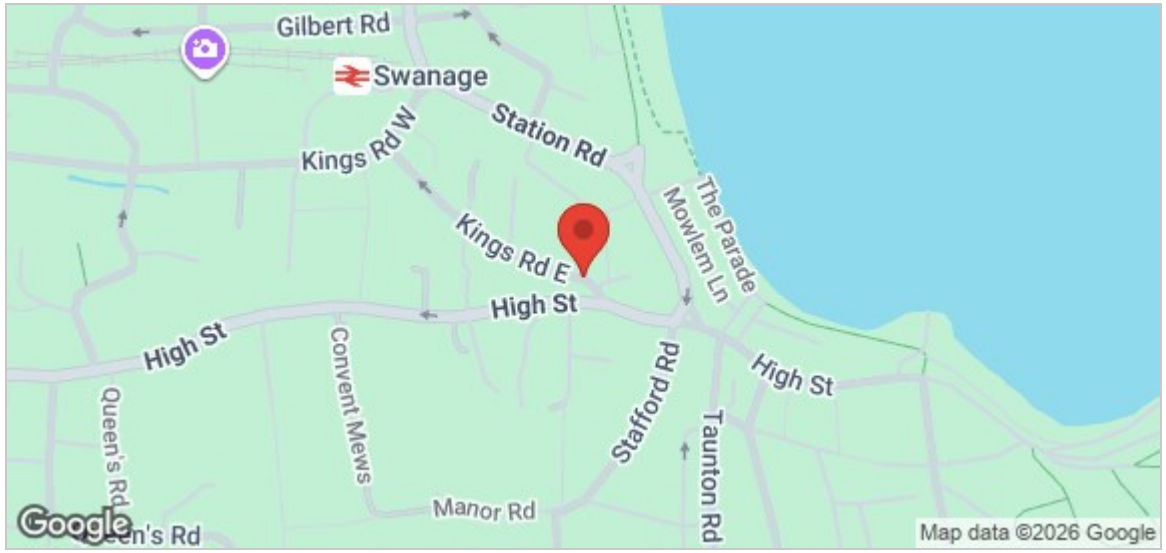
fitted base and eye level units, and ample worktop space with the luxury of integral appliances such as washing machine, fridge, oven and gas hob.

There are two comfortable double sized bedrooms, both with ample space for freestanding furniture. The principal bedroom is generously sized, making it an inviting and cosy space to wind down and relax. The second bedroom is equally versatile and can be used as a guest room, home office or second bedroom.

A contemporary bathroom with a full suite, including a bath with shower over, adds further convenience with built-in storage cupboards.






## Kitchen / Living Room
19'10" x 12'10" (6.05 x 3.92)

## Bedroom One
11'2" x 8'11" (3.42 x 2.73 )

## Bedroom Two
10'11" x 10'4" (3.33 x 3.17 )

## Bathroom

## 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: Leasehold. The lease has approximately 110 years remaining, and the service charge is approximately £1300 per annum. The annual ground rent is £250. No pet or letting restrictions.
Council Tax: Rateable Value £3,200 from April 2026 (£0 payable).
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.

