



**FLAT 6, RHYS COURT, HIGHCLIFFE ROAD, SWANAGE**  
**£275,000 SHARED FREEHOLD**

This modern apartment is situated on the top floor of a purpose built block less than a mile from the town centre and 200m from the beach. Rhys Court was built in 2005 and is of traditional cavity brick construction under a pitched roof covered with tiles.

6 Rhys Court offers immaculately presented good size accommodation with views of the Purbeck Hills. It also has the advantage of a personal balcony, ensuite principal bedroom and allocated parking.

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.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1LW**

Property Ref HIG2252

Council Tax Band C £2504.96 for 2026/2027



Upon entering the apartment, the hallway is central to the accommodation and leads you to the spacious living room which provides space for a dining table and chairs with the benefit of a large storage cupboard and has double doors opening directly to a personal balcony. The modern kitchen is fully fitted with integrated appliances including ceramic hob, electric oven, dishwasher, washer/dryer and fridge/freezer.

There are two good size double bedrooms; the principal has access to an ensuite shower room with walk-in shower cubicle, wash basin and WC. Bedroom two is dual aspect; both bedrooms offer similar views to the living room. The bathroom is fitted with a modern suite in white comprising panelled bath with shower overhead, wall mounted wash hand basin and WC.

To the outside there is a private semi-enclosed personal balcony and communal grounds which are lawned with shrub borders. The flat has the benefit of an allocated parking space to the rear, together with visitors parking spaces accessed via a rear service lane.

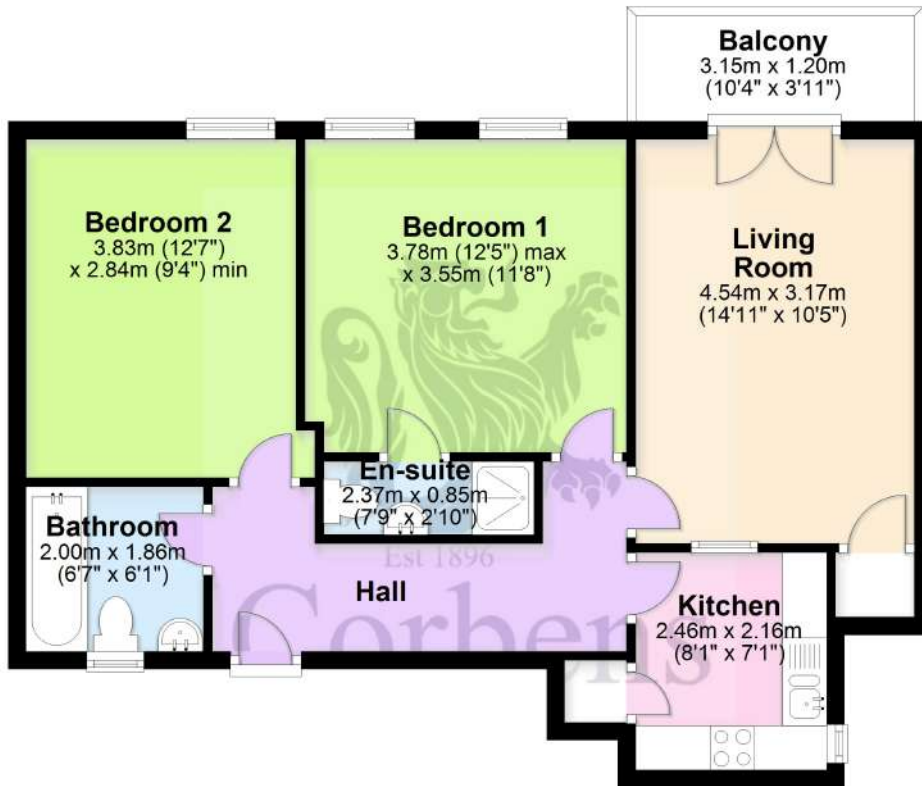
**TENURE** Shared Freehold. 125 year lease from 25 December 2005. Current maintenance liability £1,140 pa. Long lets are permitted, holiday lets and pets are not.



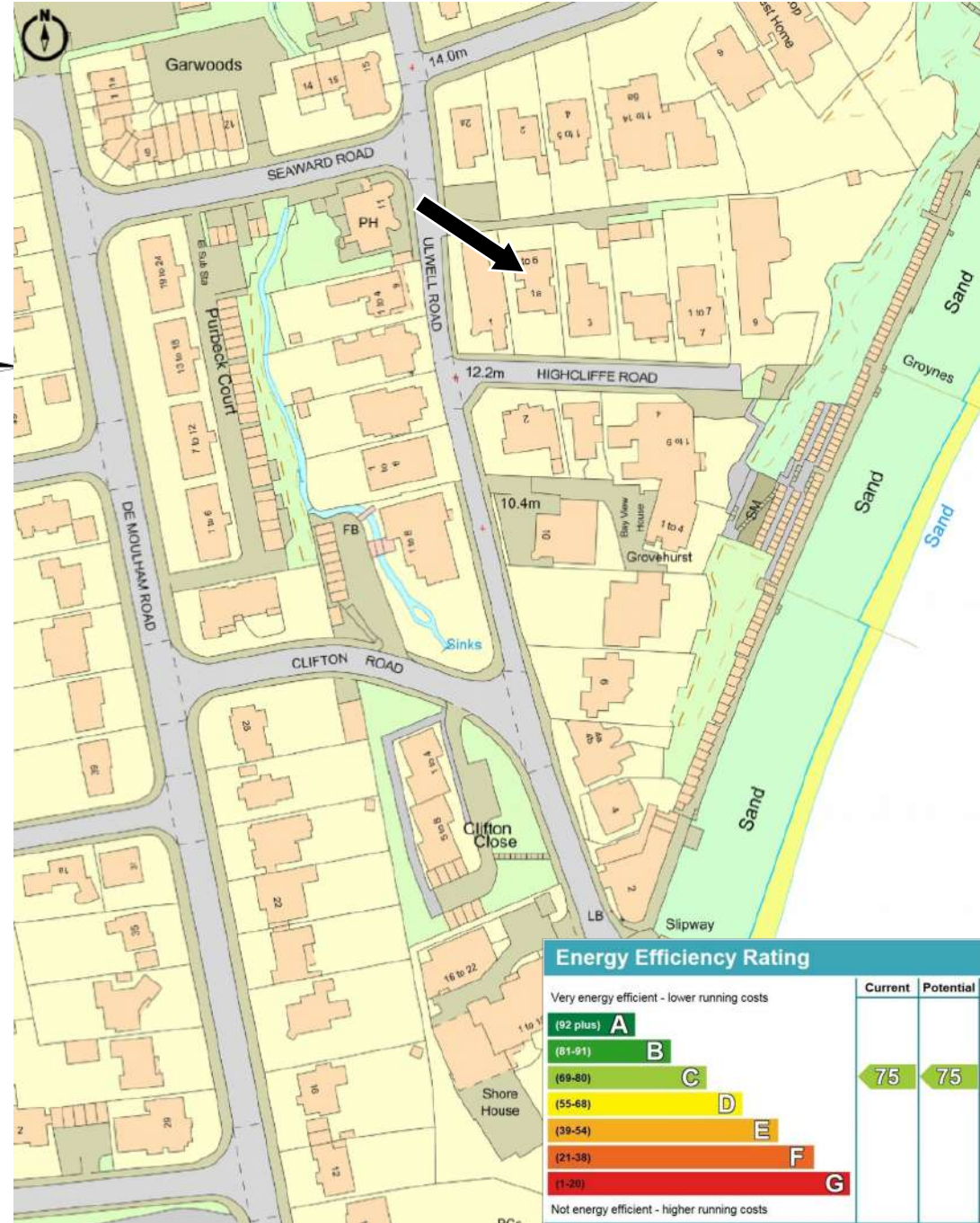


Video Tour

**First Floor**



Total Floor Area Approx 61m<sup>2</sup> (656.6 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

