



**12 THE CLIFFS, BURLINGTON ROAD, SWANAGE**  
**£380,000 Leasehold**

This luxury apartment is situated within a prestigious development of fourteen superb contemporary styled apartments, occupying an elevated clifftop position in the sought after area of North Swanage. No 12 The Cliffs is a well-planned, spacious apartment with stylish interior design fitted with luxury fixtures throughout including quality kitchen units with granite worktops and Miele integrated appliances, Villeroy and Boch bathroom suites, underfloor heating, video entry system, lift access to all floors and gated parking.

“The Cliffs” is set in its own landscaped grounds and is ideally located for access to Swanage beach and approximately 1 mile from the town centre and main shopping thoroughfare.

The seaside resort of Swanage incorporates the Jurassic Coast which is part of the World Heritage Coastline, and is situated some 9 miles from the market town of Wareham which has main line rail link to London Waterloo (approx. 2½ hours). The popular conurbations of Poole and Bournemouth are also a short distance away.

**VIEWING** Strictly by appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1DH**.



Upon entering the apartment, the entrance hall leads to the spacious open plan living room with double glazed doors leading to the south facing balcony enjoying views of Swanage Bay and town. The kitchen/dining area is fully fitted with a range of light and dark units, granite worktops and a suite of integrated appliances.

There are two double bedrooms. The principal bedroom has the benefit of a beautiful limestone tiled en-suite shower room and fitted wardrobe. Bedroom 2 is a good sized room with a range of fitted wardrobes. The family bathroom completes the accommodation.

To the outside, there are landscaped communal grounds with electronically operated gated access to a reserved parking space.

**TENURE** 125 year lease from 1 January 2010. Shared maintenance approx. £1,625 pa (paid in two half yearly instalments). Ground rent £250 pa for the first 25 years. Long lets are permitted, holiday lets are not. Pets at the discretion of the Management Company.

Property Ref BUR2299

Council Tax Band E - £3,444.30 for 2026/2027



Total Floor Area Approx.  
(tbc sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(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.

