



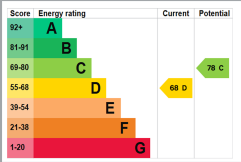
FLAT 16, DOLPHIN COURT, NORTHBROOK ROAD
SWANAGE
Dorset, BH19 1QJ

£1,000 PCM

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A TWO BEDROOM 1ST FLOOR APARTMENT WITH VIEWS OF THE PURBECK HILLS

- Two Bedroom 1st Floor Apartment
- Offered Furnished
- Residents Parking
- Communal Gardens
- EPC Rating Band D



Reference: 1200417

Deposit Amount £1,153.84
Council Tax Band C

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: Residents Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Reception 1

Kitchen

The property is situated in a sought after location, within a level walk to the town centre, Swanage beach, tennis courts and bowling green.

Stairs from the main entrance lead up to the first floor, with access to the principal accommodation.

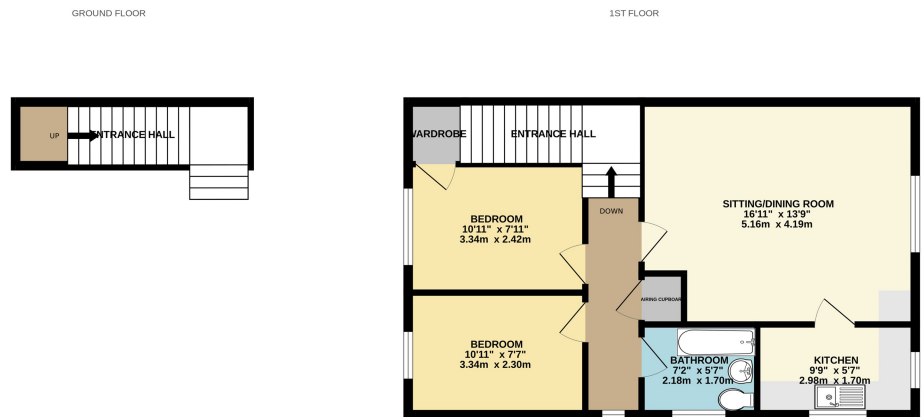
The sitting/dining room is south-facing, giving a light and airy aspect, with 2 TV aerial points and a door leading through to the kitchen. The kitchen has a double aspect, with a range of eye and low level cupboards

The 2 bedrooms are situated to the front aspect of the property, with beautiful views across the Purbeck Hills, with the master bedroom benefiting from built-in walk-in wardrobe. The family bathroom has fully tiled walls and a 3 piece white suite comprising low flush WC, wash hand basin and panelled bath with overhead electric power shower and heated towel rail.

Outside there are well tended communal gardens, with access to the residents' parking.

Central Heating

EPC Rating Band D



This Floor Plan is for guidance only and is NOT TO SCALE
Made with Metropix G2026

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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