

FLAT 6 BON ACCORD, VICTORIA AVENUE, SWANAGE

£235,000 Shared Freehold

This spacious second floor apartment is well situated in the centre of Swanage about 150 metres from the seafront and a similar distance from the main shopping thoroughfare. The apartment offers particularly spacious accommodation, with a private South facing balcony off the living room and views of the sea. It also has the advantage of lift access and a single garage. Please note that the aparment is currently undergoing some re-decoration.

Bon Accord is a popular development and was constructed during the 1970s and has external elevations of brick with part Purbeck stone under a flat roof.

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.

TENURE Shared Freehold. 999 year lease from 1 January 2016. Shared maintenance liability of £1,416 per annum, payable in quarterly instalments. Long lets are permitted. Holiday lets and pets are not.





The entrance hall leads through to the generously sized dual aspect living/dining room which spans the full depth of the apartment. Double glazed sliding doors open to the South facing balcony and the dining area has a bay window giving some views of the sea. The kitchen is fitted with a range of units and has space for freestanding cooker, fridge/freezer and washing machine.

There are two good sized bedrooms, both with fitted wardrobes. Bedroom 1 is particularly spacious and is South facing. Bedroom 2 is at the front of the apartment. The bathroom is fitted with a panelled bath and a separate WC with wash basin completes the accommodation.

Outside, the communal grounds are mostly lawned with shrub borders, drying and dustbin areas. A single garage (no: 6) is situated in a block at the rear of the building and is accessed by a service lane.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The post code for SATNAV is **BH19 1AJ**.

SERVICES Mains water, drainage and electricity. Night storage heating.

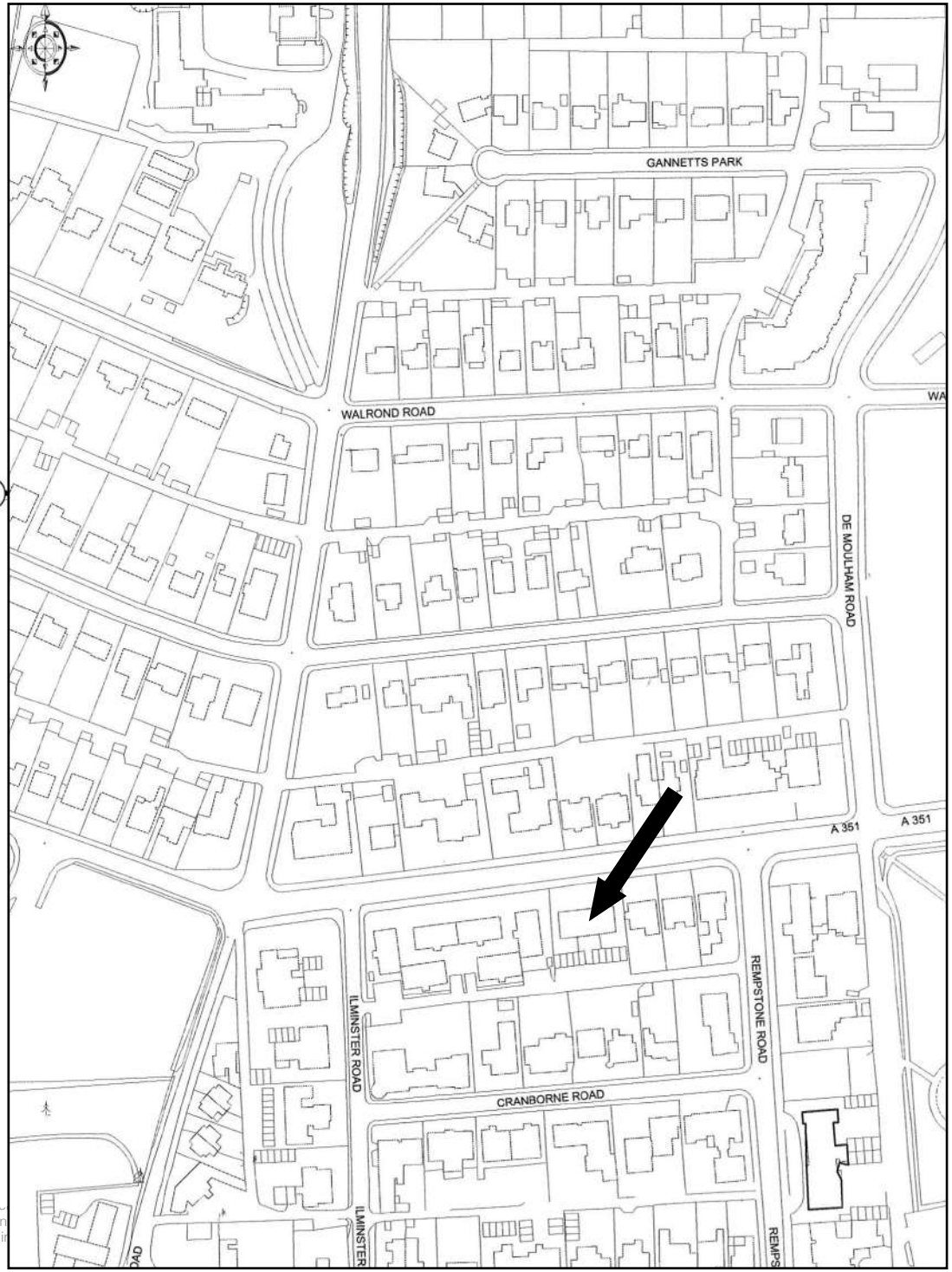
Property Ref VIC2134 Council Tax Band C - £2,390.61 for 2025/26



Total Floor Area
Approx. 82m² (882.64 sq ft)







THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Age
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 an
PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceili
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