



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 2 DOUBLE BEDROOM FLAT WITH THE BENEFIT OF ITS
OWN PRIVATE GARDEN WITHIN A SHORT WALK OF THE SHOPS
& BEACHES OF SWANAGE TOWN CENTRE.
VENDOR SUITED WITH A COMPLETE CHAIN**



High Street, Swanage BH19 2NY

PRICE £265,000

Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

This well cared for ground floor flat is within a short walk of local shops & schooling. Swanage itself has a variety of shops, cafes & restaurants plus the picturesque sea front & bathing beaches. Swanage has a steam railway which runs to Corfe Castle & Norden, & the popular Mowlem Theatre. Being within The Purbecks there is an abundance of coastal walks & activities along the Jurassic Coast.

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The Property:

Set in this prime location for the town the flat is accessed via a secure community door into the entrance hallway with a further private door into the property.

The kitchen/diner has a matching range of cupboards at base & eye level with drawers. A four-ring gas hob is set into the work surface with an oven below & extractor with light above. A sink with a side drainer is set into the work surface with splashback tiling surrounding. There is space & plumbing for a washing machine, a dishwasher & for an upright fridge/freezer. In the dining area is a upvc double glazed window to the front aspect with a radiator beneath.

An inner hallway has a storage cupboard & access to the remainder of the accommodation.

A living room with two upvc double glazed windows out to the rear aspect with views of the Purbeck hills, with a radiator beneath & a matching opaque window to the side.

Bedroom one has two upvc double glazed windows overlooking the rear aspect with views of the Purbeck hills with a radiator beneath.

The second bedroom is also a generous double sized room with a upvc double glazed window to the front aspect with a radiator beneath.

The shower room has a matching suite comprising of a wc, a wash hand basin & a double shower cubicle with double doors & a wall mounted shower with splashback tiling surrounding. The room benefits from a heated towel rail, a shaver point with light, a mirror fronted cabinet & an extractor fan.

Garden:

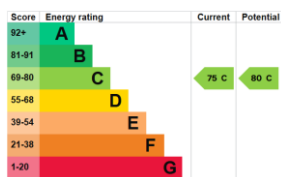
Accessed via the communal hallway through a private rear door into a covered decked area, the delightful garden offers a private aspect with distance views of the purbeck Hills. It is laid to lawn with mature shrubs surrounding & a gardeners shed.

Measurements:

Lounge	14'11" (4.54m) x 12'6" (3.81m)
Kitchen/Diner	15'6" (4.73m) x 8'6" (2.61m)
Bedroom 1	11'6" (3.51m) x 10'11" (3.32m)
Bedroom 2	14'4" (4.38m) x 11'1" (3.39m)
Bathroom	6'9" (2.07m) x 4'11" (1.51m)

Lease:

The vendor has notified Purbeck Property that the apartment has a 'Share of the Freehold' with the remainder of a 199 -year lease. Further lease details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease and supporting documentation.



The graph shows this property's current and potential energy rating.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.