



**FLAT 13 MARINA VIEW, PARK ROAD, SWANAGE**  
**£325,000 Shared Freehold**

This modern apartment is situated on the second floor of a purpose built development of 15 flats, standing in its own landscaped grounds and occupies an excellent position at South Swanage adjacent to 'The Downs' and the South West Coastal Path. Marina View was built during the 1980s and is of traditional cavity brick construction under a pitched roof covered with slate.

In addition to the spacious well maintained accommodation, this apartment has the benefit of a balcony with views across Swanage Bay to Ballard Down, a single garage with store and visitors parking.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref PAR1928

Council Tax Band D - £2,689.44 for 2025/2026



The entrance hall welcomes you to this modern apartment and leads through to the exceptionally spacious living room with wide sliding doors providing access to a personal balcony enjoying views across Swanage Bay to Ballard Down in the distance. Leading off, the separate kitchen is fitted with a range of light units with contrasting worktops, breakfast bar and integrated appliances.

There are two double bedrooms. The principal bedroom enjoys similar views to the living room. Bedroom two has the benefit of a fitted wardrobe. The bathroom is fitted with a white suite and completes the accommodation.

Outside, the attractive communal gardens are mostly laid to lawn with flower and shrub borders. The apartment has the considerable advantage of a single garage with a storage cupboard. There is also visitors parking at the rear of the property.

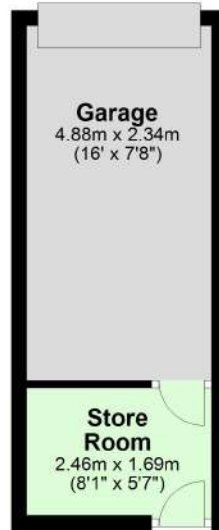
**TENURE** 999 year lease from 1987. Shared maintenance liability £1,250pa. Long lettings are permitted, holiday lets are not: pets are at the discretion of the management company.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2AA**.

**Second Floor**



Total Habitable Floor Area  
Approx 66m<sup>2</sup> - (710 sq ft)



Scan to View Video Tour

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>		
(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		
	79	80

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.

