



FLAT 1 WORDSWORTH COURT, BELLE VUE ROAD, SWANAGE
£225,000 Shared Freehold

This spacious modern apartment is situated on the ground floor of a superior block of apartments superbly positioned in an outstanding location to the South of the town, with Durlston Country Park and access to coastal walks close by. The apartment has been well maintained by the current owners and a particular feature is the spacious South facing living room with personal garden terrace leading. It has views of Durlston Bay and of the Country Park nearby and also has the considerable advantage of a garage and visitors parking.

Wordsworth Court is thought to have been constructed during the 1970s of brick with a Mansard style roof standing in its own well tended grounds.

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.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2HR**.

Property Ref: BEL2156

Council Tax Band C - £2,504.96 for 2026/2027



The entrance hall leads through to the generously sized South facing living room enjoying good views over the well tended communal grounds to Durlston Bay and has a door opening to the private paved patio; this door can be used as your own personal entrance. Leading off, the kitchen enjoys similar views and is fitted with a range of white units with integrated appliances including electric hob, oven and dishwasher. There is also a freestanding washing machine and fridge/freezer.

There are two bedrooms situated at the front of the building. Bedroom 1 is a good sized double and has a fitted wardrobe. The bathroom, fitted with a suite including bath with electric shower over, and a separate WC completes the accommodation.

Outside, the communal grounds are well tended and mostly laid to lawn with mature shrubs and trees. There is a single garage within the grounds and parking spaces for visitors.

TENURE

Shared Freehold. 999 year lease from December 1976, with a nominal ground rent.

Current Maintenance £2,000 per annum.

Long lets are permitted, holiday lettings are not. Pets are at the discretion of the management company.

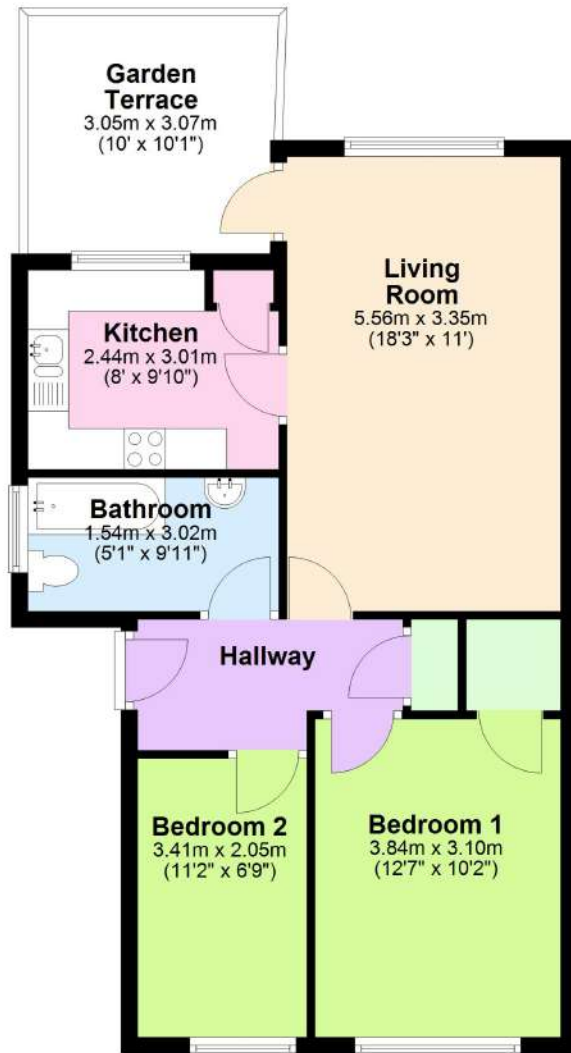
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Scan to View Video Tour



Ground Floor



Total Floor Area Approx 60m² (646 sq ft)

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.

