



FLAT 2 MARINA VIEW, PARK ROAD, SWANAGE
£345,000 Shared Freehold

This superior garden apartment is situated on the ground floor of a modern 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 constructed during the late 1980s and is of cavity brick construction under a tiled roof.

Flat 2 Marina View offers spacious well maintained accommodation and has the advantage of its own personal garden, garage and visitors parking. There are landscaped communal gardens to enjoy, communal parking and a store cupboard.

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.

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

Property Ref PAR2228

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



The entrance hall welcomes you to this ground floor flat and leads through to the large living room with wide sliding doors providing access to the personal garden with glimpses of Swanage Bay and Ballard Down. The kitchen is fitted with a range of white gloss units with contrasting worktops.

There are two double bedrooms, each with fitted wardrobes. The principal bedroom enjoys views of the garden. The shower room is fully tiled and fitted with a walk-in shower cubicle and completes the accommodation.

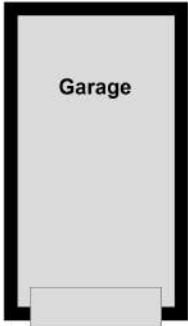
Outside, the apartment has the benefit of a personal gated garden with patio. There are attractive communal front gardens mostly laid to lawn with flower and shrub borders. Single garage and visitor parking is situated at the rear of the property. There is also a personal storage cupboard situated on the ground floor.

The apartment is fully furnished. Subject to negotiation the furniture and household items may be included in the sale.

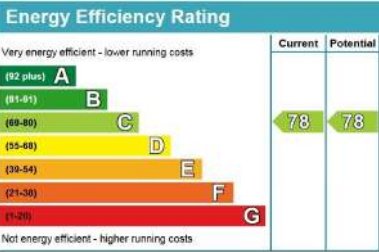
TENURE 999 year lease from 29 September 1987. Shared maintenance liability approximately £2,000pa. Long lettings are permitted, holiday lets are not: pets are at the discretion of the management company.



Scan to view Video Tour



Total Habitable Floor Area
Approx 72m² - (775 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.

