

Flat 4, 5 Station Road Sandcastles

Swanage, BH19 1AB

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Hull Gregson Hull

Sandcastles

Swanage, BH19 1AB

- Centre of Town Location
- First Floor Apartment
- Holiday Let Investment Opportunity
- Ideal First Time Purchase
- Light & Airy
- Open Lounge Kitchen
- Sea Views
- Short Walk To Beach
- Shower room & En Suite Shower Room
- Two Bedrooms

















**** IDEAL FOR TOWN CENTRE - LIFT ACCESS. HOLIDAY LETS PERMITTED****

An IMMACULATELY PRESENTED TWO BEDROOM APARTMENT situated in a DESIRABLE TOWN CENTRE LOCATION with STUNNING VIEWS ACROSS SWANAGE BAY. The property benefits from TWO SHOWER ROOMS and LIFT ACCESS. HOLIDAY LETS and Long Term lets are permitted.

Lift or stairs from the ground floor ascent to the first floor. As you enter through the door to this smart and well-maintained apartment, you are greeted with a hallway with easy care laminate flooring and a useful built-in storage cupboard.



From the hallway and into the open plan kitchen/living area offering direct views to Swanage Bay. The kitchen boasts modern décor, wall-mounted and surface level cabinets with the benefit of integral fridge, electric oven and hob. The living area provides a space for settee plus dining table and chairs.

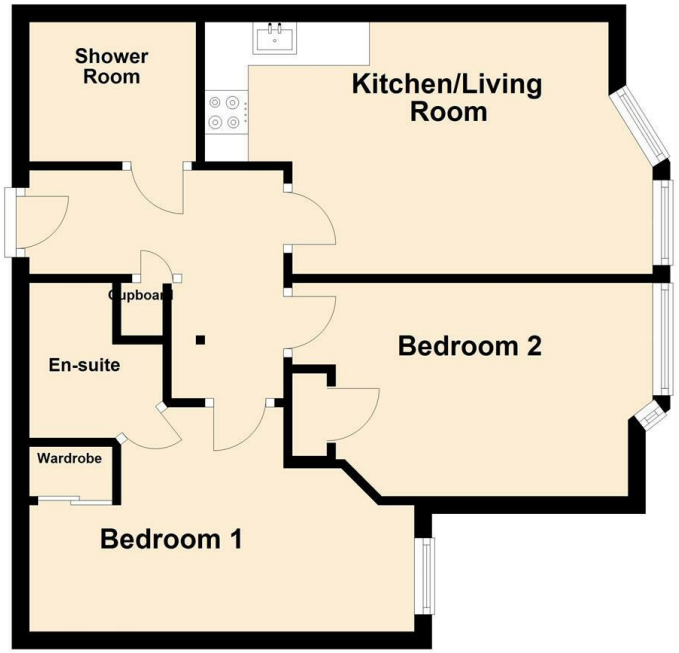
Bedroom One is a double room with views to Swanage Bay, a sliding door built-in wardrobe and space for freestanding furniture. An adjoining en suite shower room is fully tiled and comprises shower cubicle with , wash basin and W.C.

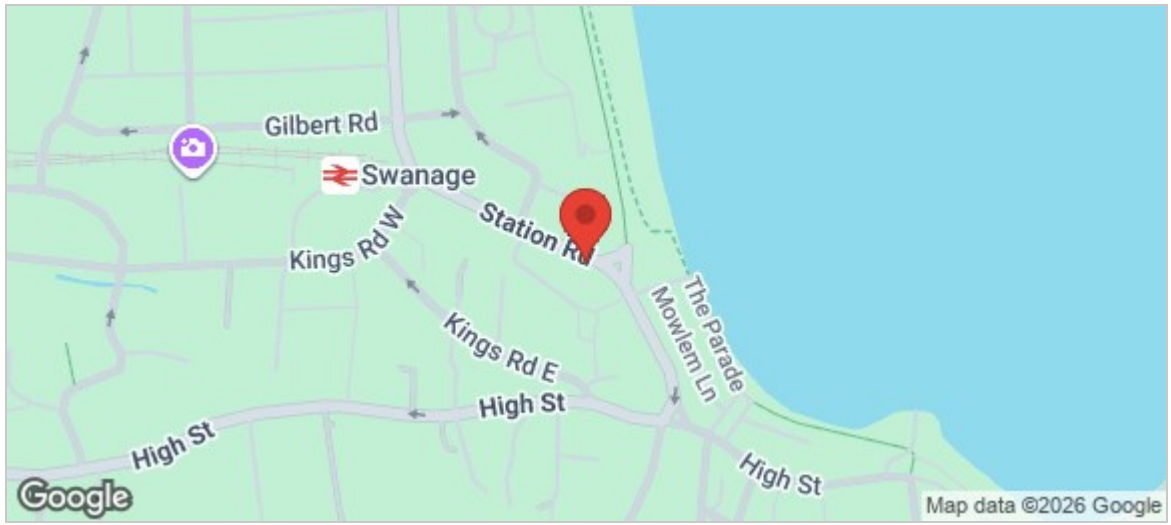


Bedroom two has space for a single bed or small double bed and from here are also views to Swanage Bay.

A second shower room provides a walk-in shower, wash basin and low-level W.C.

This is apartment is ideally located in the centre of Swanage with restaurants, Swanage Beach, Steam Railway and all attractions on the doorstep. It has been successfully holiday let for several years as an Airbnb but would make a perfect option as a long-term let investment or home near shops, doctors' surgery and transport links.





ENTRANCE HALL

LOUNGE/KITCHEN
16'0" x 9'6" overall measurements excluding bay (4.9m x 2.9m overall measurements excluding bay)

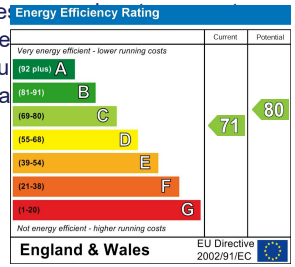
BEDROOM 1
14'1" x 10'5" inc. wardrobe & en suite (4.3m x 3.2m inc. wardrobe & en suite)

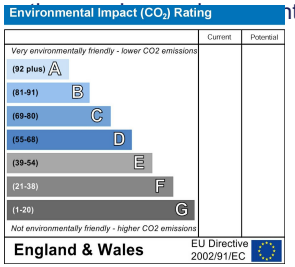
BEDROOM 2
10'2" plus bay x 7'6" (3.1m plus bay x 2.3m)

SHOWER ROOM

Additional Information
The following details have been provided by the vendor as required by Trading Standards. These details should be checked by your legal representative for accuracy.
Property type: First Floor Flat Over Retail Premises
Property construction: Standard construction
Tenure: Leasehold: We understand the lease is 199 years from 2010 with a ground rent of £150 per annum. Maintenance charge is approximately £1800 per annum including buildings insurance. Holiday lets and long term lets are permitted, pets are not.
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electricity
Rateable Value: From April 2023 £1,750 per annum
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
https://checker.ofcom.org.uk/

Disclaimer
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charge[illegible]nt information are provide[illegible] advisor and satisfy you[illegible] has the authority to ma[illegible] property.





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