



FLAT 2 TYROL COURT, CRANBORNE ROAD, SWANAGE
£175,000 Shared Freehold

This immaculately presented ground floor apartment is situated in a small individually designed block of seven apartments, located in an excellent sheltered position in the centre of Swanage approximately 150 metres from the seafront and main shopping thoroughfare. Tyrol Court was built during the 1980s and is of cavity brick construction under a tiled Mansard roof. The block stands in its own well maintained grounds with parking and patio at the rear.

The flat offers spacious well presented accommodation and is an ideal purchase for a first time buyer or the retirement market with the proximity of the town centre nearby.

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.

VIEWINGS Strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1ED**.



Upon entering, the entrance hall welcomes you to this stylish ground floor apartment. There is a large storage cupboard in the hall with plumbing for an automatic washing machine. Leading off the living room is a good size and is particularly light with an attractive bay window. Beyond, the kitchen has been refitted with a modern range of white gloss units, with contrasting worktops and freestanding gas cooker.

There is one good sized double bedroom with twin windows enhancing the light. The shower room is fitted with a modern suite comprising large walk-in shower, wash basin with cupboard under and WC.

Outside, the attractive communal grounds are lawned with flower and shrub borders at the front and there is a patio and dedicated parking space at the rear, approached by a service lane.

TENURE The flat is held on a 999 year lease from 1982 with a current maintenance charge of £1,512 per annum for the period Sep 25 - Aug 26. Long lets and pets are permitted. Holiday lets are not permitted.



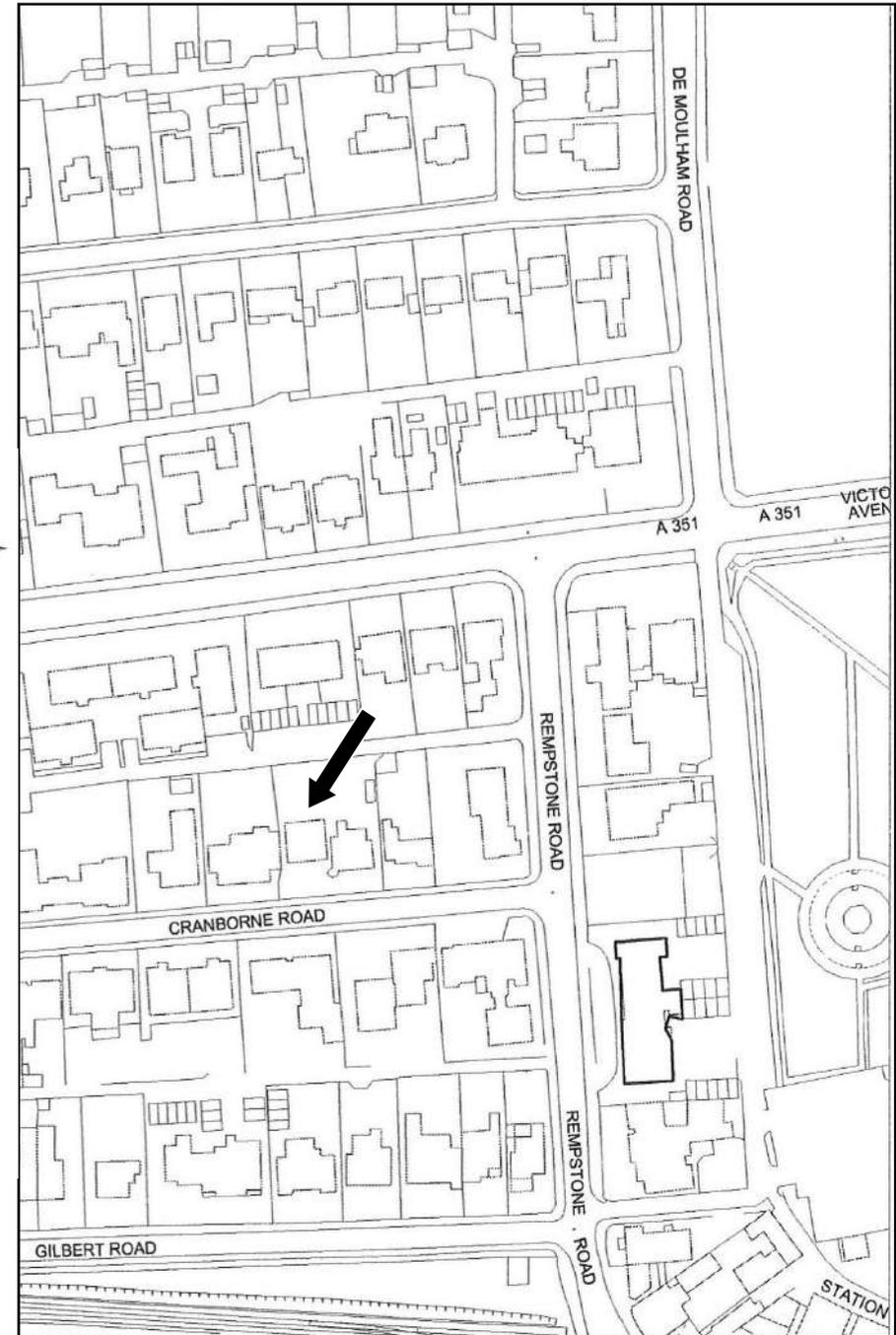
Scan to View Video

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



Total Floor Area
Approx. 42m² (452 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.

