



Purbeck Court, De Moulham Road, Swanage BH19 1PA

£275,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS







SPACIOUS GROUND FLOOR APARTMENT CLOSE TO BEACH, PARKS & SWANAGE TOWN CENTRE

This well-presented ground floor apartment within the popular Purbeck Court development is ideally positioned just moments from Swanage's beautiful beach, parks and scenic promenade.

The apartment benefits from generously sized accommodation throughout and enjoys a bright and spacious westerly aspect lounge/dining room, flooded with natural light from a large picture window and benefitting from direct access onto the communal gardens. Stylish oak-glazed French doors create a welcoming flow from the entrance hall, enhancing the sense of space throughout. The modern kitchen is thoughtfully designed with sleek white cabinetry, marble effect worktops and breakfast bar, and integrated cooking appliances, offering both practicality and contemporary style.

There are two well-proportioned bedrooms, both benefitting from built-in storage. The principal bedroom features its own en suite WC, while the second bedroom enjoys dual aspect windows and pleasant westerly and southerly facing outlooks. A fully tiled shower room has been attractively finished with a modern suite and heated towel rail.

Perfectly located within easy reach of Swanage town centre, the beach and surrounding parks, this spacious apartment offers comfortable coastal living in one of Dorset's most sought-after seaside towns. The property would make an ideal permanent residence, coastal retreat or investment opportunity and is offered for sale with no forward chain.



KEY FEATURES

- Ideally Located Near Beach, Parks & Town Centre
- Generously Sized Ground Floor Apartment
- Well-Presented Accommodation Throughout
- Spacious Living/Dining Room with Door to Communal Grounds
- Modern Kitchen with Breakfast Bar
- Two Double Bedrooms
- En Suite WC to Principal Bedroom
- Modern Shower Room
- Ideal Main Home, Coast Retreat or Buy to Let
- Share of Freehold & No Forward Chain





ADDITIONAL INFORMATION

Dimensions

Please See Floorplan

Tenure

Share of Freehold

Ground Rent

Nil

Maintenance

Approx. £2,040 per Annum

Council Tax

Band C - Dorset Council

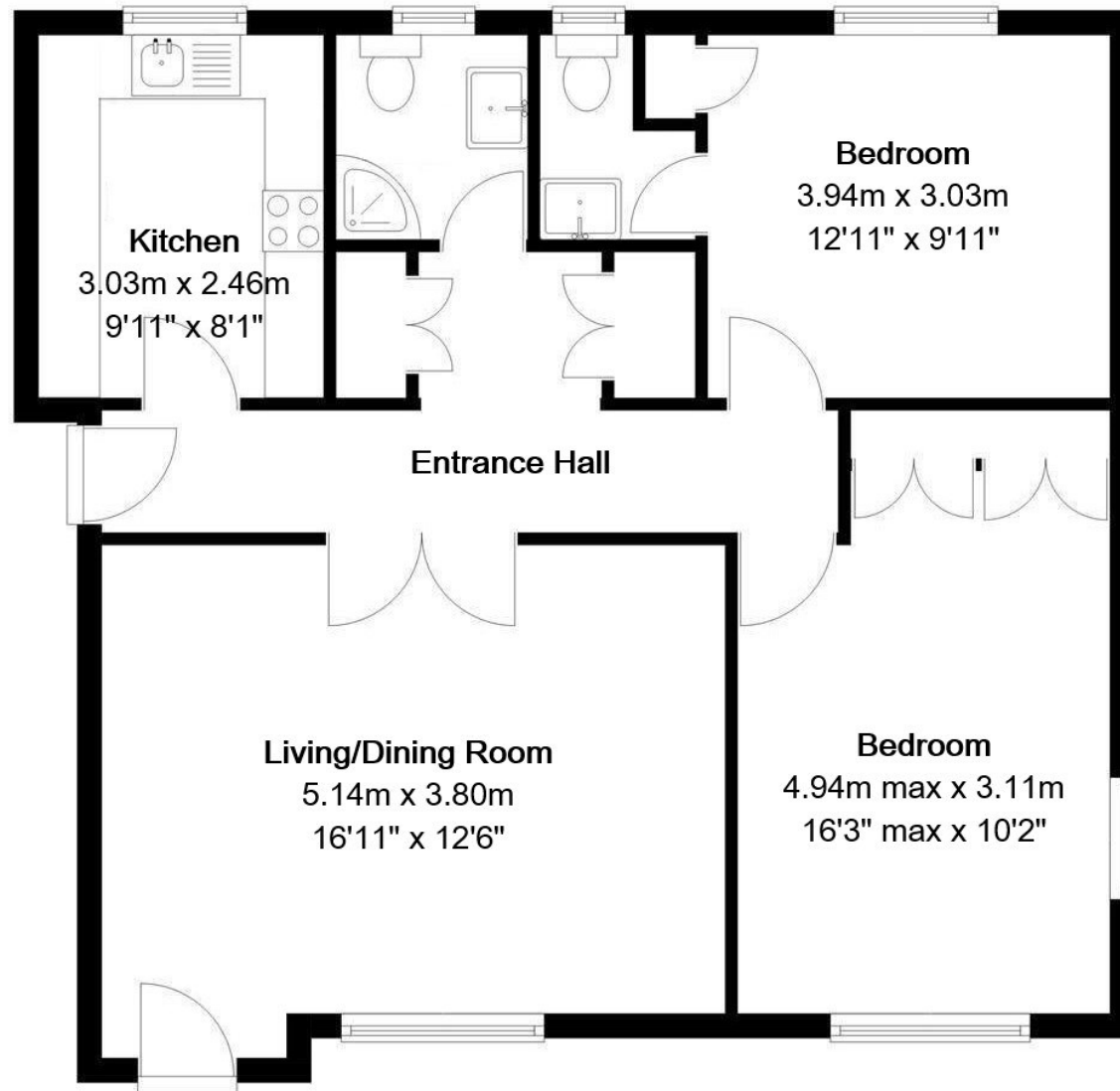
Long Term Lets Permitted

Short Term Lets Not Permitted

Pets Not Permitted



FLOORPLAN



GROUND FLOOR

Total Area: Approx. 69.9 sq. metres (752.1 sq. feet)

This floorplan is for guidance only and is not to scale.



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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