

Lulworth
Court

5 Cranborne Road
Swanage, BH19 1EA



Offers In Excess Of
£215,000 Leasehold - Share of
Freehold

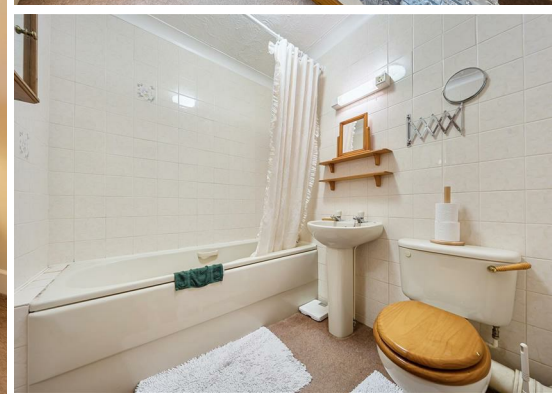


5 Cranborne Road

Swanage, BH19 1EA

- Two Bedroom First Floor Apartment
- Short Walk to Town Centre and Beach
- Allocated Parking Space
- No Onward Chain
- Plenty of Storage Throughout
- Gas Central Heating
- Box Bay Windows
- Characterful Property
- Close to Local Amenities
- Perfect First Time Buy or Holiday Let





Welcome to Lulworth Court, a purpose-built apartment building in the heart of Swanage. This TWO BEDROOM APARTMENT has been well-loved for many years, a great purchase for buyers looking to DOWNSIZE or to take the first step onto the property ladder. This first floor apartment has the benefit of an **ALLOCATED PARKING SPACE** and is offered for sale with **NO FORWARD CHAIN**.

Upon entering the property, we are welcomed firstly into a roomy Hallway, with large cupboards, great for storing shoes and coats. The hallway then leads to the inviting and spacious Living/Dining perfect for cosy evenings in, winding down by the electric fire or enjoying the peace and quiet in the box bay window.

The living room has a pleasant outlook with glimpses of the Purbeck Hills in the distant



with space in the box bay window for table and chairs. Adjacent to the living room is the kitchen comprising base and eyelevel storage cupboards, inset sink, space and plumbing for a washing machine, four-ring electric hob with oven under.

Along the hallway there is the family Bathroom, a good-sized room with bath and shower over, W.C, and hand basin. Conveniently, just outside the bathroom is a linen cupboard.

At the end of the hallway we are presented with two good-sized double bedrooms. Bedroom One benefits from built-in mirrored door wardrobes and a box bay window with a bright, southerly aspect. Next door is Bedroom Two which would make an ideal home office or guest room.

The property also has an allocated parking space to the rear of the property.

The property is located within close proximity of the town centre and is a short, level walk to all local amenities and Swanage beach. This versatile apartment is offered to market with no forward chain, and is an ideal first time buy, investment property or holiday home by the coast.

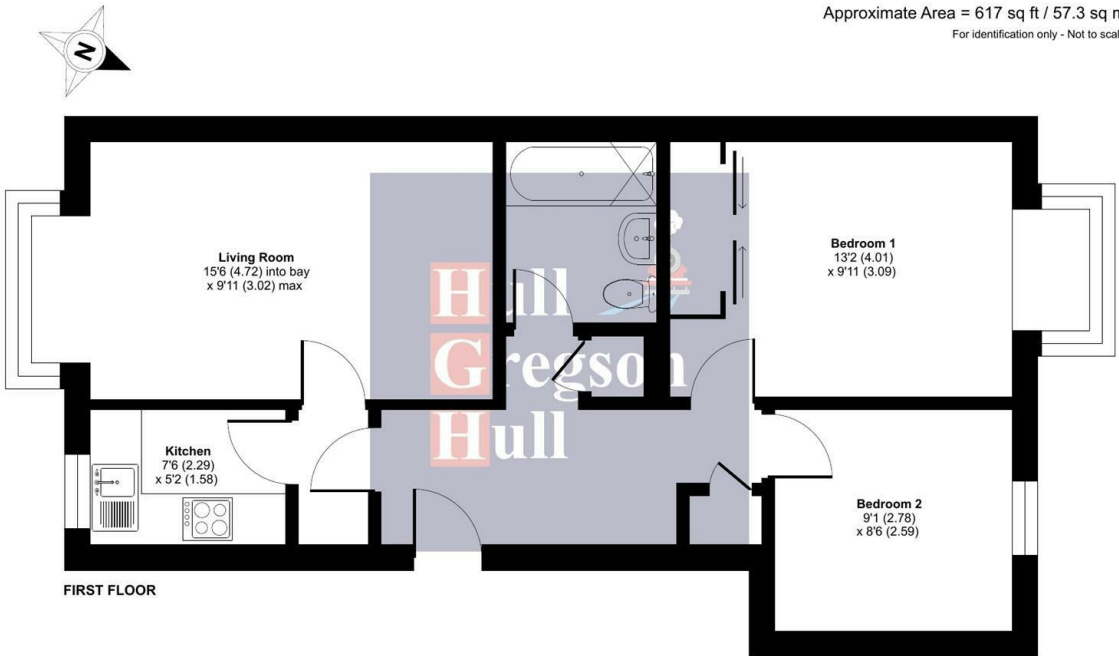
Swanage itself is famous for its scenic walks along the famous Jurassic Coast, the award-winning sandy beaches, Pier, Steam Railway and Durlston Country Park.

Viewing of this property is highly recommended.



Cranborne Road, Swanage, BH19

Approximate Area = 617 sq ft / 57.3 sq m
For identification only - Not to scale



Living Room 15'5" x 9'10" (4.72 x 3.02)

Kitchen 7'6" x 5'2" (2.29 x 1.58)

Bedroom One 13'1" x 10'1" (4.01 x 3.09)

Bedroom Two 9'1" x 8'5" (2.78 x 2.59)

Bathroom

Parking Space

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

Property construction: Standard

Tenure: Share of Freehold. 999 year lease. We understand they the annual maintenance charge is £1300, pets are not permitted. Long lets permitted.

Council Tax: Band C

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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 charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	