

Park Road

Swanage, BH19 2AE

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£235,000 Leasehold - Share of Freehold

Hull Gregson Hull

Park Road

Swanage, BH19 2AE

- Beautifully Presented One Bedroom Apartment
- Character Features Retained
- Large Double Bedroom with Ensuite Shower
- Parking Space
- Short Walk to Swanage Town Centre and Beach
- Close to Local Transport Links
- Sea Views
- Communal Gardens
- Ideal First Time Purchase
- Situated in Attractive Victorian Building

















This beautifully presented, one bedroom apartment on Park Road, with parking, is one not to be missed!

From the communal entrance, stairs rise to the first floor, where the apartment's internal entrance opens into the hallway. From here, the accommodation flows naturally through to the spacious kitchen/living area, which immediately creates a bright and welcoming impression.

Presented in soft, washed-white tones, the contemporary kitchen features a range of base and eye-level storage cupboards, generous worktop space and an inset



composite sink. Integrated appliances include a dishwasher and fridge/freezer, while the breakfast bar provides a sociable place to sit and enjoy a morning coffee or a glass of wine whilst taking in the coastal outlook.

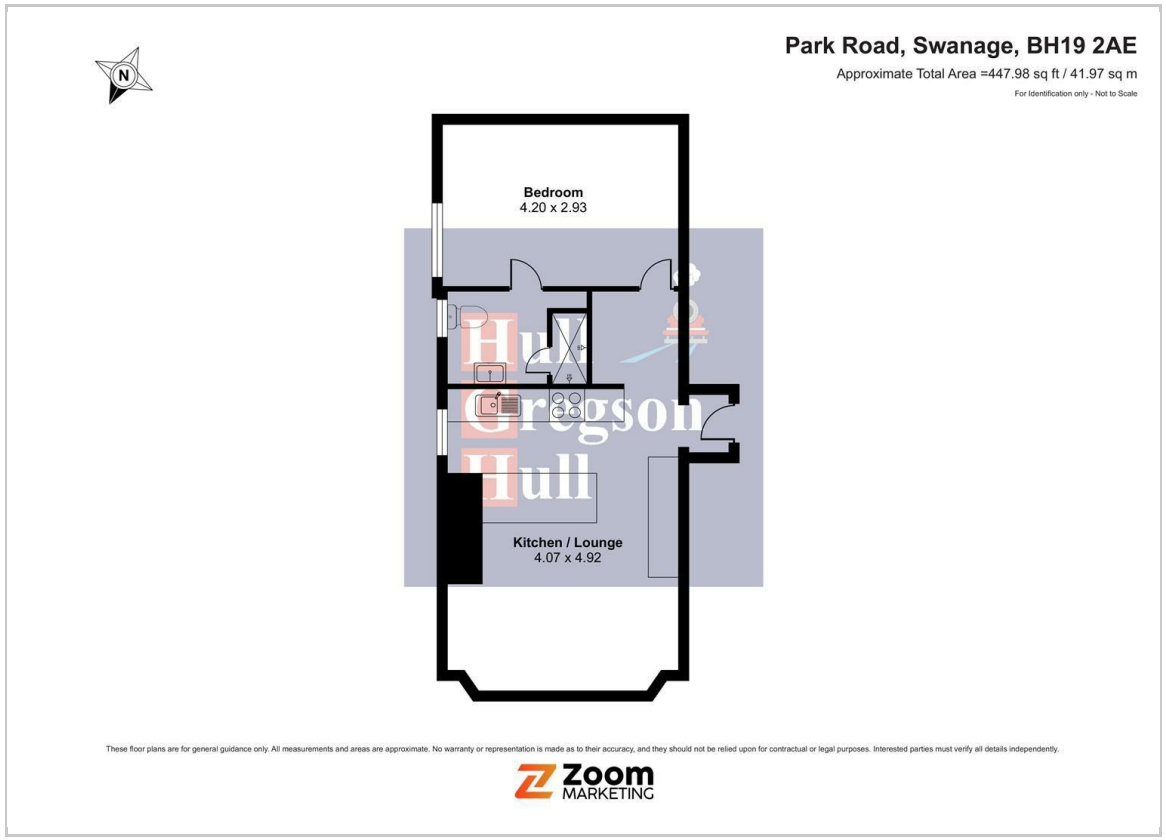
The kitchen flows seamlessly into the living and dining area, providing ample space for a dining table and chairs alongside a comfortable seating area. The room is wonderfully light and offers a relaxing setting in which to unwind after a day exploring Swanage and the surrounding coastline. A particular feature is the striking bay window, which frames attractive rooftop and coastal views towards the bay.

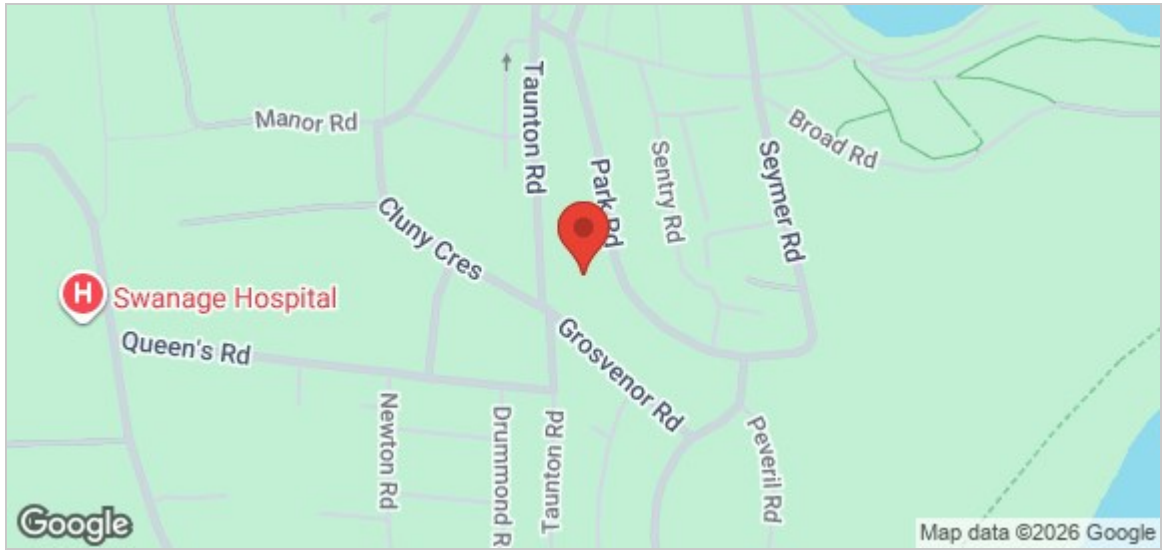
From the hallway, the accommodation continues to the generous double bedroom, a spacious and peaceful room with plenty of space for freestanding furniture and a super king-size bed. The high ceilings add to the sense of space and character, while the bedroom benefits from its own en-suite shower room, fitted with a double-length shower cubicle, wash basin and WC.



Outside, the property enjoys well-maintained communal gardens, incorporating both patio and lawn areas, providing a pleasant space to sit and enjoy the sunshine and sea views. A private parking space is also included, offering particularly useful convenience during the busy summer months.

A beautifully presented coastal home offering generous accommodation, attractive views, communal outside space and parking. Viewing is highly recommended.





Kitchen/Lounge
13'4" x 16'1" (4.07 x 4.92)

Bedroom
13'9" x 9'7" (4.20 x 2.93)

Ensuite

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. The lease has approximately 957 years remaining and includes a share of the freehold. There is no round rent payable and is a service charge of £1600 per annum. We are advised that pets are considered at the discretion of the management company, and that residential letting is allowed. Holiday lets are not permitted.

Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Mains Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

