



Est 1896

Corbens



3 GLENDALE HOUSE, 271 HIGH STREET, SWANAGE
£265,000 Shared Freehold

This spacious purpose built maisonette apartment is situated on the first and second floor of a modern block, conveniently located in a popular residential area approximately half a mile from the town centre and Swanage beach. Glendale House was constructed in 2013 and has attractive elevations of brick with stone dressings under a tiled roof.

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.

TENURE Shared Freehold. 999 year lease from 2012. There is a shared maintenance liability which amounts to £720pa. Long term letting is permitted, holiday lets are not. Pets are permitted at the discretion of the management company.

Property Ref **HIG2094**

Council Tax Band C - £2,274.51 for 2024/2025



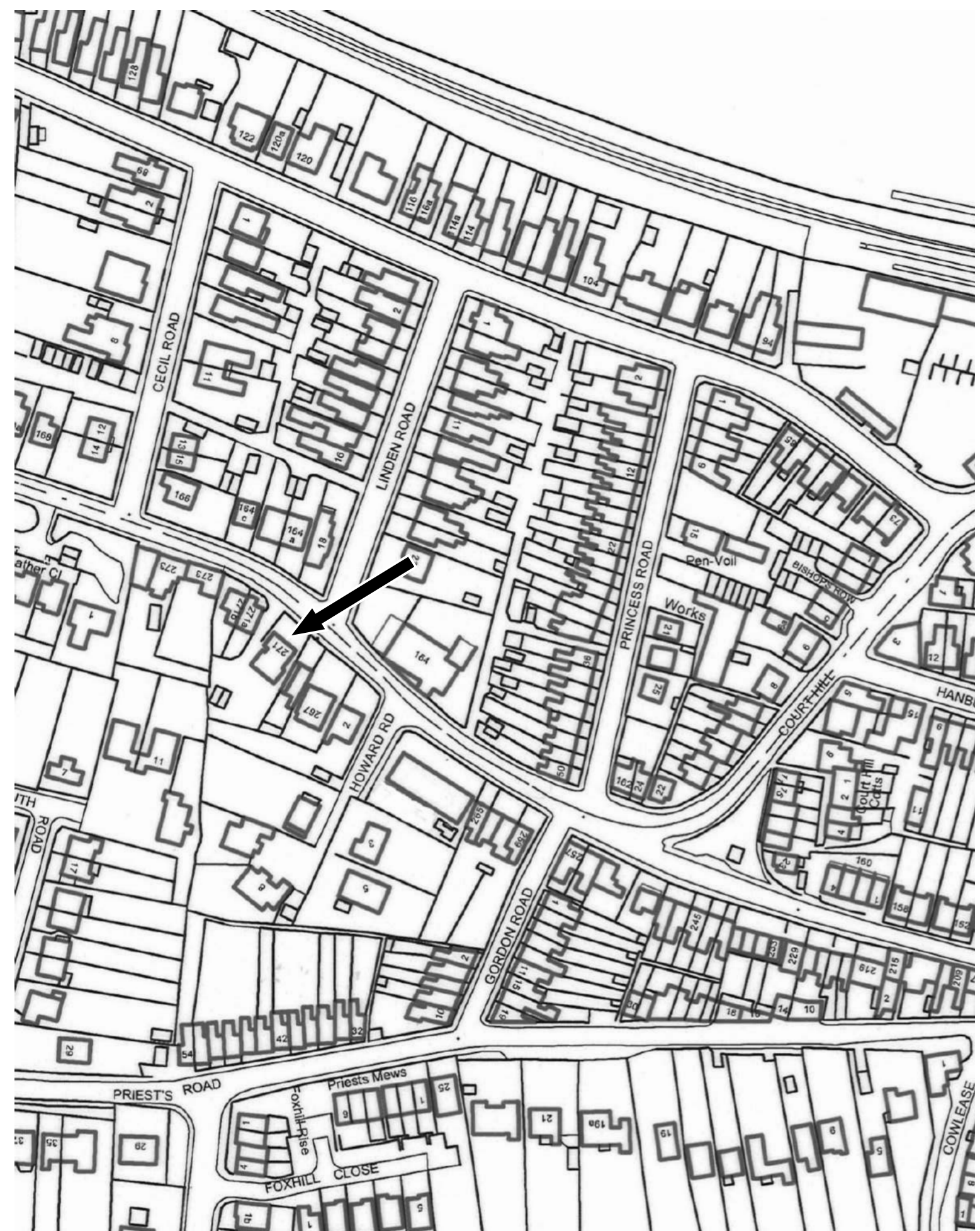
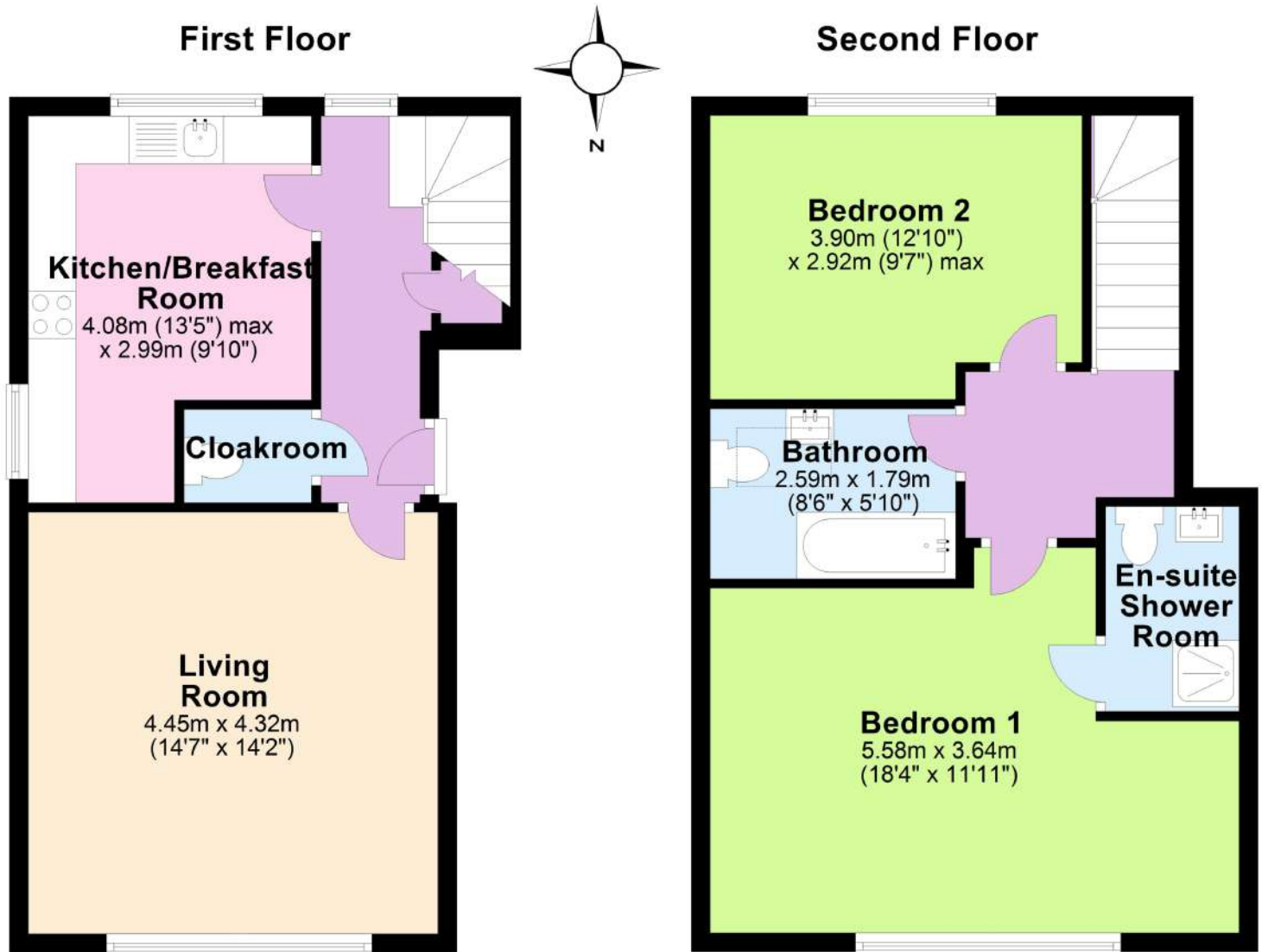
Presented throughout with a neutral decor to maximise the light. The entrance hall leads you to the North facing living room enjoying some views across the town to the Purbeck Hills. The kitchen/ breakfast room has been fitted with a range of modern units with contrasting worktops and integrated appliances including gas hob, electric oven, refrigerator, freezer and washing machine.

There are two double bedrooms, bedroom one has views across the town to the Purbeck Hills and with the added benefit of a modern en-suite shower room. Bedroom two is South facing. The bathroom is fitted with a modern white suite and completes the accommodation.

Communal grounds which are lawned. A shared driveway leads to the parking area and situated at the rear providing each flat with one reserved parking space at the rear.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2NH**.

Total Floor Area Approx. 81 sq metres (872 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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.

