



Sandringham Court

Swanage, BH19 2PA



£250,000 Leasehold

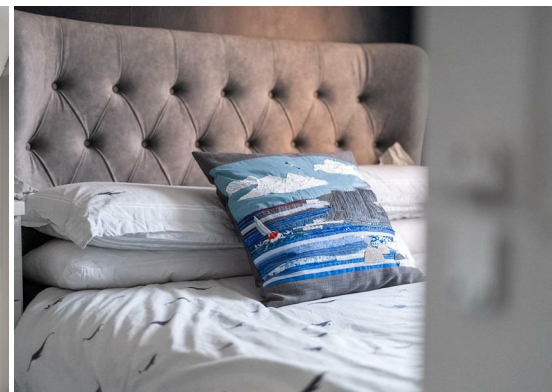


Sandringham Court

Swanage, BH19 2PA

- Purbeck Hill Views
- Two Large Bedrooms
- Allocated Under Croft Parking Space
- Spacious Lounge and Dining Area
- Well Maintained Throughout
- Close to Local Amenities
- Investment Opportunity
- Close Proximity to the Beach
- Ideal Lock up and Leave
- No Forward Chain





Situated in the popular Sandringham Court development, this well-presented two-bedroom apartment benefits an excellent location just a short, level walk from Swanage town centre, the seafront and beach all whilst enjoying the luxury of its very own car parking space making, ideal for a buy to let investor or first time buyer.



The property is accessed via a communal stairwell which leads up to the flat which is located on the first floor. The hallway leads us to the living room and bedroom one and two which are situated either side of the living room, whilst the kitchen and shower are located at the end of the hall. The apartment offers light and comfortable accommodation throughout, with a spacious living room providing an ideal



space to relax or entertain. There is ample room for a range of lounge furniture as well as a dining table. A large bay windows allow plenty of natural light to flood the room, creating a bright and welcoming atmosphere, whilst also boasting stunning views towards the Purbeck Hills.

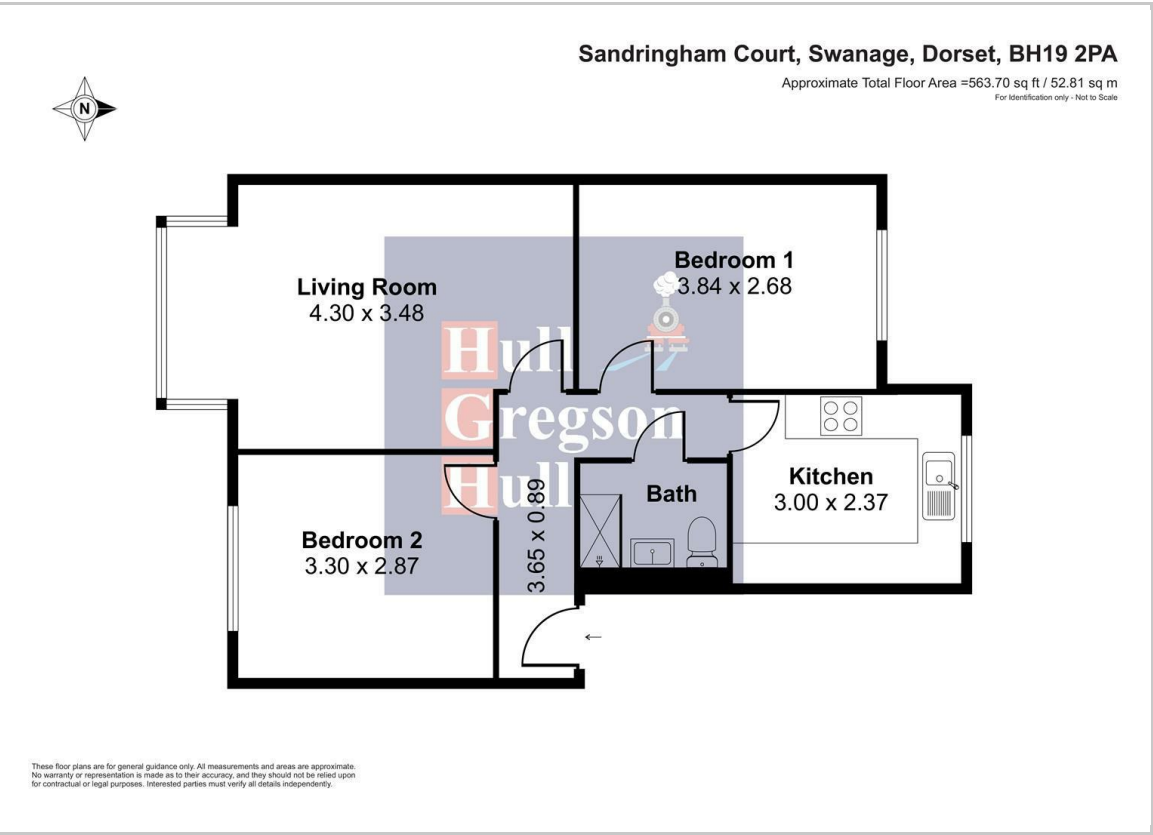
The two bedrooms, are generous double bedrooms which have ample space for free standing units, making the property equally suitable for couples, small families, those working from home, or anyone looking for a coastal retreat. The bathroom is a modern contemporary space comprising a w.c., wash hand basin and bath shower over.

The separate kitchen is fitted with a range of wall and base units, providing generous storage and worktop space for everyday cooking. It also benefits from a selection of integrated appliances, including an oven, four-ringed gas hob and fridge freezer and washing machine offering both practicality and a clean, streamlined finish.



Further benefits include an allocated undercroft parking space and the convenience of being within easy walking distance of Swanage's excellent range of shops, cafés, restaurants and local amenities, as well as the award-winning beach and scenic coastal walks.

Offering an excellent combination of a sought-after location, well-proportioned accommodation, this attractive apartment would make an ideal main residence, a lock-up-and-leave holiday home or a sound investment opportunity, also benefitting from no forward chain. Viewing is highly recommended.



Living Room
14'1" x 11'5" (4.30 x 3.48)

Bedroom One
12'7" x 8'9" (3.84 x 2.68)

Bedroom Two
10'9" x 9'4" (3.30 x 2.87)

Bathroom

Kitchen
9'10" x 7'9" (3.00 x 2.37)

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 Apartment

Property construction: Standard

Tenure: The vendors of the property have informed us that the property includes a share of the freehold meaning zero Ground Rent. . The lease has approximately 90 years remaining. The annual maintenance charge is approximately £1,400 per annum. We understand that residential lets / holiday lets are allowed. Pets are not.

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. 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.

