



**3 THE CLIFFS, BURLINGTON ROAD, SWANAGE**  
**£395,000 Leasehold**

This luxury apartment is situated within a prestigious development of fourteen superb contemporary styled apartments, occupying an elevated cliff-top position in the sought-after area of North Swanage. No 3 The Cliffs is a well-planned, spacious apartment with stylish interior design fitted with luxury fixtures throughout including quality kitchen units with granite worktops and Miele integrated appliances, Villeroy and Boch bathroom suites, underfloor heating, video entry system, lift access to all floors, gated parking and private paved terrace.

“The Cliffs” is set in its own landscaped grounds and is ideally located for access to Swanage beach and approximately 1 mile from the town centre and main shopping thoroughfare.

The seaside resort of Swanage incorporates the Jurassic Coast which is part of the World Heritage Coastline, and is situated some 9 miles from the market town of Wareham which has main line rail link to London Waterloo (approximately 2½ hours). The popular conurbations of Poole and Bournemouth are also a short distance away.

Property Ref BUR1783      Council Tax Band E - £3,287.09 for 2025/2026



Upon entering the apartment, the entrance hall leads to the spacious open-plan living room/dining room and fully fitted kitchen. This room has dual aspects providing a light and airy environment and glimpses of Swanage Bay, double doors lead to the paved terrace with glimpses of the Purbeck Hills. There are two double bedrooms, the master has the benefit of an en-suite shower room. The family bathroom completes the accommodation.

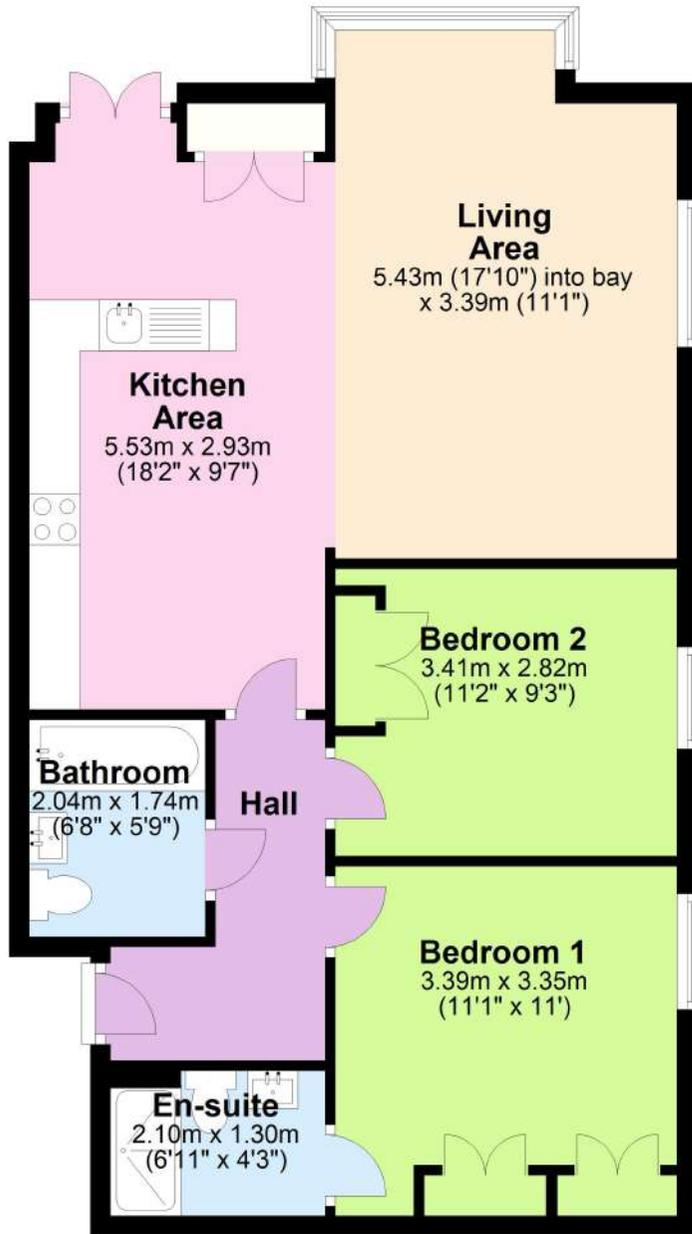
Outside, the personal paved terrace stands in the landscaped communal grounds. An electronically operated gate provides access to a reserved secure underground parking space.

**Tenure:** Leasehold, 125 years from 2010. Current service charge £1,625 pa (paid in two half yearly instalments). Ground rent £250 pa for the first 25 years. Long lets and holiday lets are permitted. Pets at the discretion of the freeholder. The current owners pay £250pa for the use of a personal store cupboard located in the garage, which is available if required.

Viewing is highly recommended to appreciate this stylish apartment. Viewings must be accompanied and are strictly by appointment through **Corbens, 01929 422284.**

## Ground Floor

Total Habitable Area Approx. 73 m<sup>2</sup> (786 sq ft)



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