



De Moulham Road

Swanage, BH19 1PA



£1,050 PCM

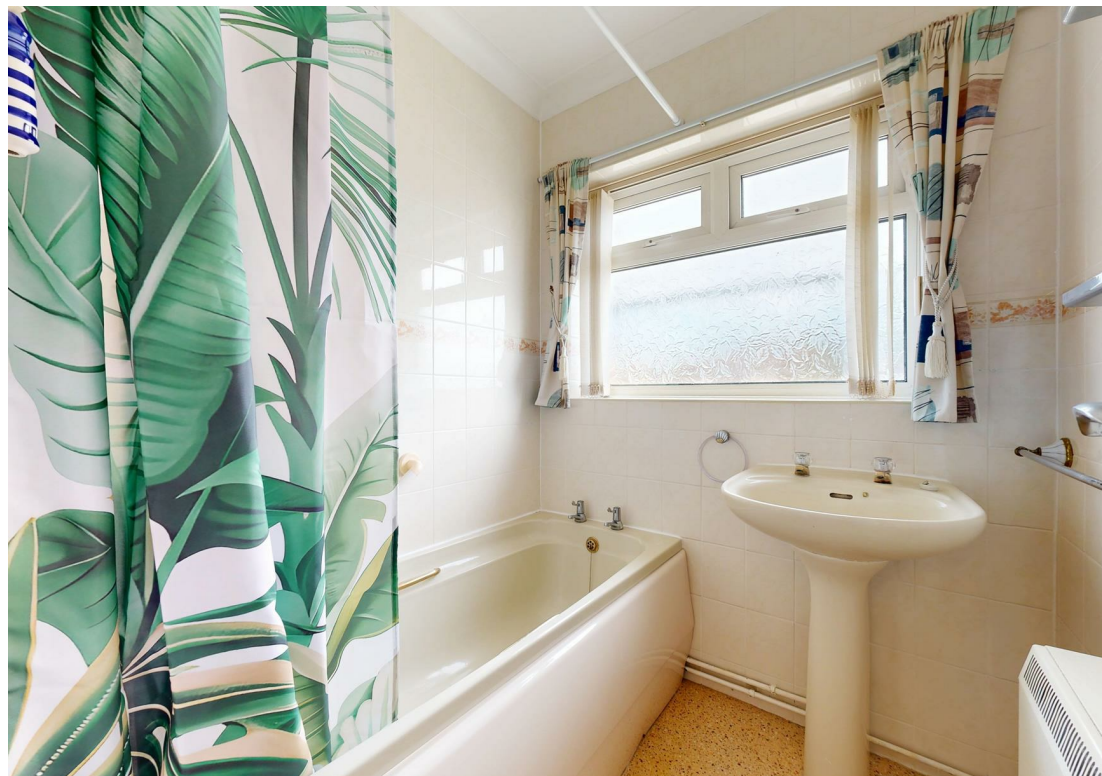


De Moulham Road

Swanage, BH19 1PA

- Long Term Let
- First Floor Apartment
- Two Bedrooms
- On Street Parking Available
- Westerly Aspect Balcony
- Bathroom & Private WC
- Well-Proportioned Living Room
- Ample Built-In Storage
- Short Walk to Town Centre & Amenities
- Close to Beach





This is a TWO BEDROOM FIRST FLOOR APARTMENT with WESTERLY ASPECT BALCONY. The property boasts a WELL-PROPORTIONED LIVING ROOM and TWO DOUBLE bedrooms. Located very CLOSE TO THE BEACH and a SHORT WALK FROM THE TOWN CENTRE and AMENITIES.



Initially, the property is accessed via a communal door with stairs ascending to the first floor. As you enter into the apartment, you find yourself in the entrance hallway which benefits from ample built-in storage. To your right, you find yourself in the well-proportioned living room with large front aspect window spilling rays of



sunshine into the space. The room also leads onto the apartments westerly aspect balcony: the perfect place to relax of a sunny summer evening. The living room has ample space and currently hosts a feature fireplace. The kitchen comprises white traditional-style kitchen cabinets with granite-effect worktops over and space for freestanding appliances. To the rear of the property, you find bedrooms one and two. Bedroom one is a generous size with a dual aspect and hosts a large wardrobe. Bedroom two is well-proportioned benefits from built-in storage. The space is versatile and could be utilised as a secondary reception room. The apartment also hosts a bathroom with private, separate WC. The bathroom comprises a panelled bath tub with shower overhead and wash hand basin.



Purbeck Court, De Moulham Road, Swanage, BH19

Approximate Area = 800 sq ft / 74.3 sq m



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1217411

For identification only - Not to scale

Lounge

5.11 x 4.17

Kitchen

3.02 x 2.90

Bedroom One

4.95 max x 3.00 max

Bedroom Two

3.96 x 3.02

Lettings Additional Information

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: First Floor Apartment

Property construction: Standard

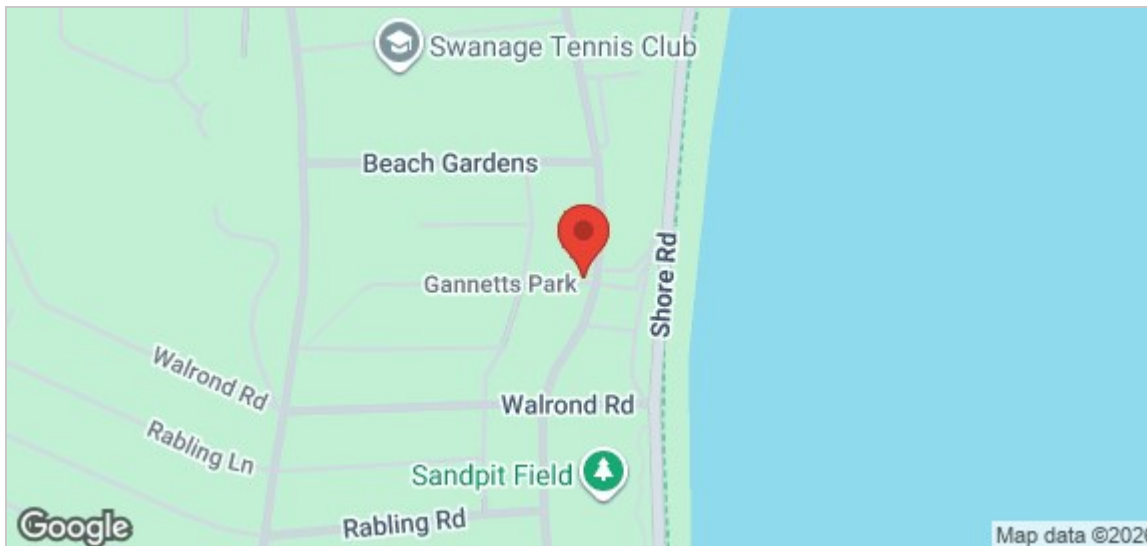
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric Storage Heaters

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

<https://checker.ofcom.org.uk/>



Energy Efficiency Rating	
	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	
Current	Potential
58	83
EU Directive 2002/91/EC	
England & Wales	

Environmental impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(41-60) C	
(21-40) D	
(1-20) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	