



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Ullwell Road**

**Swanage BH19 1LF**

**Asking Price: £134,950**



**Ground Floor Converted Flat. Short Walk from Swanage North Beach. Some Original Features, Gas Central Heating, Parking.**

**UOD0129**

7 Institute Road, Swanage, Dorset, BH19 1BT  
Tel: 01929 426655 Web: [www.olivermiles.co.uk](http://www.olivermiles.co.uk)

# Ulwell Road Swanage BH19 1LF

- ❖ One bedroom ground floor flat
- ❖ Spacious living accommodation
- ❖ West facing bedroom

- ❖ Shared freehold
- ❖ Drying area and extra storage
- ❖ Owners' and visitors' parking

## LOCATION AND DESCRIPTION

This ground floor flat is located a few hundred yards from Swanage North Beach and on the bus route between Swanage and Bournemouth. One of six flats within a turn-of-the-century house of brick elevations with Purbeck stone quoins under a tiled roof, the present owners have sympathetically modernised the flat but it still retains some original features including tall ceilings and sash windows. It benefits from gas fired central heating, some secondary glazing and includes owners' and visitors' parking.

## GROUND FLOOR

**Communal Entrance Hall** with entry phone system.

### HALLWAY

Cupboard housing electric fuse box. Thermostat control and interlinked fire alarm system.

**LOUNGE (E)** 4.9m x 2.8m excluding bay (16' x 9' 2" excluding bay)  
Laminate flooring.

**KITCHEN (S)** 3.65m x 1.58m (12' x 5' 2")  
Range of worktops, cupboards and drawers, 4 ring gas hob, stainless steel sink and drainer. Cupboard housing Worcester boiler serving radiators and hot water. Wall mounted boiler timer. Built in electric fan oven. Space for washing machine and fridge.

**BEDROOM (W)** 4.9 max x 2.78m  
Built in wardrobes.

### SHOWER ROOM

Part tiled walls and tiled floor. Double sized open shower, wash hand basin, wc, extractor fan.

### OUTSIDE

**Car Parking** area for owners and visitors. **Drying Area, Bin Store**, communal under building **Storage**.

### TENURE

Long lease with a shared freehold ownership and maintenance of £200 per quarter. Long lets are permitted however pets are not allowed.

### SERVICES

All main services connected. Gas fired central heating with radiators.

### COUNCIL TAX

Band 'A' - £1187.55 payable 2015/16

### VIEWING

By appointment only through OLIVER MILES (01929 426655) or sales@olivermiles.co.uk

