



# OLIVER MILES

Chartered Surveyors - Estate Agents

## Burlington Road £129,500

Top (2nd) floor flat in a favoured residential position, VERY CLOSE TO BEACH. Ideal for first time buyer or investment.

Property Ref: UOD0219



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# Burlington Road Swanage BH19 1LR

- Open Plan Lounge/Kitchen/Dining
- Popular Area of North Swanage
- Parking and Communal Outside Space
- Top Floor Flat with Hill Views
- Close to Sandy Beach
- Shared Freehold

## LOCATION AND DESCRIPTION

'Birley Hall' is located in a popular area of North Swanage approximately ¾ mile from the town centre and only 75m from a chine leading to a sandy beach.

This bright and airy converted top (2nd) floor flat is one in a block of 18. Features include open plan kitchen and living area, uPVC double glazed windows, entry phone system, and views to the Purbeck Hills. This property is ideal for first time buyers or as an investment.

## ACCOMMODATION

(Approximate Measurements)

### GROUND FLOOR

Entry phone system to main entrance door.

### SECOND FLOOR

#### HALLWAY

Entry phone handset. Storage Cupboard.

**KITCHEN/LOUNGE/DINING (W)** 6.6m x 3.5m max (21' 7" x 11' 5")

Range of worktops, cupboards and drawers, electric hob with oven under and filtration hood over. Stainless steel sink unit. Night storage heater.

**BEDROOM (W)** 5.1m x 3.2m max ( 16' 8" x 10' 5")

Night storage heater. Door to:

**EN-SUITE (W)** 2.4m x 1.5m (7' 10" x 4' 11")

WC, wash hand basin, shower cubicle with tiled walls and electric shower. Laminated flooring, part tiled walls.

## OUTSIDE

We are advised that there is an allocated **Parking Space**, communal **Patio/Drying Area** and communal **Store**.

## TENURE

There is a long lease, and the freehold of the property is shared by the owners. Maintenance is approximately £880 per annum. We are advised that lettings are permitted. Pets by permission only.

## SERVICES

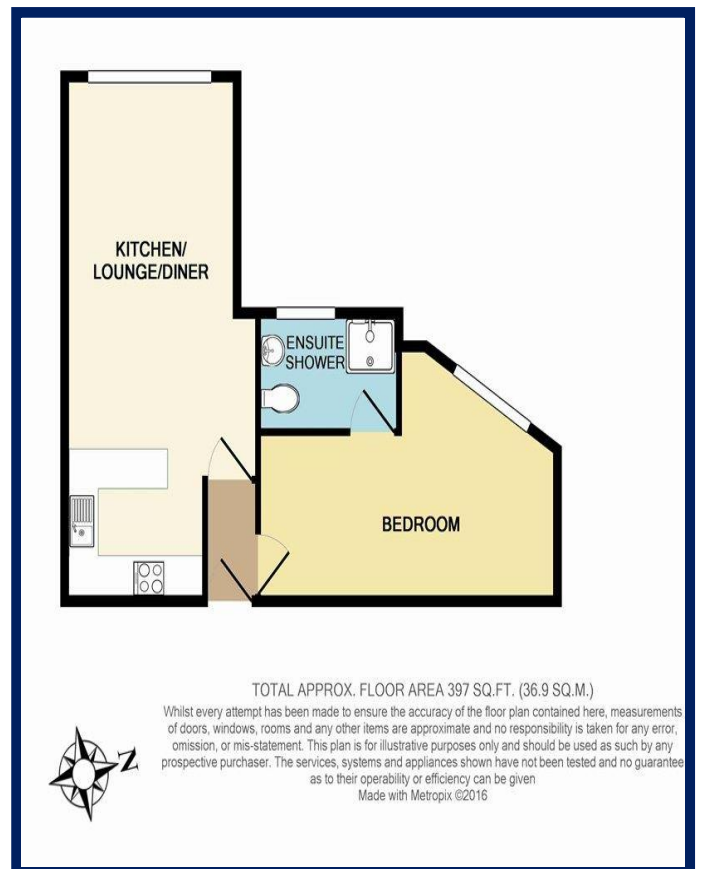
Mains water, drainage and electricity.

## COUNCIL TAX

Band 'B' - £1436.40 payable 2016/17

## VIEWING

By appointment only through Oliver Miles Estate Agents (01929 426655)



You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

