



OLIVER MILES

Chartered Surveyors – Estate Agents

Park Road £162,000

A very WELL PRESENTED Upper Ground Floor Flat. Shared Freehold. No Forward Chain.

Property Ref: UOD0225



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Park Road Swanage BH19 2AA

- Very Well Presented 1 Bed Flat
- Allocated Parking Space
- No Forward Chain
- Close to Town Centre
- Stunning Sea Views
- MUST BE SEEN

LOCATION & DESCRIPTION

A converted upper ground floor flat situated in an elevated position just off the town centre and enjoying splendid views over the bay to Ballard Down, Dorset and Hampshire coastline and the Isle of Wight.

The flat is particularly well presented and an internal inspection is recommended to appreciate the quality of this home. Features include entry phone system, gas fired central heating with radiators, uPVC double glazing and fitted kitchen with dining area.

ACCOMMODATION

(Approximate measurements)

ENTRANCE LOBBY

KITCHEN/DINER

L Shaped 5.6m x 4.5m max 3.2m min (18' 4" x 14' 9" max 10' 5" min)

Range of cupboards drawers and worktops with composite 1.5 bowl sink unit. Integral appliances include induction hob with under oven and filtration hood over. **Dining Area.** Gas fired boiler serving heating radiators and hot water.

INNER HALLWAY

Fitted storage facilities.

LOUNGE (S & E)

3.6m x 3.6m (11' 9" x 11' 9")

BEDROOM (N & E)

3.9m x 2.6m (12' 9" x 8' 6")

BATHROOM (S)

Panelled bath with mixer tap and shower attachment, folding shower screen, hand wash basin with cupboard under and WC. Heater ladder towel rail. Fully tiled walls.

OUTSIDE

Allocated **Parking Space** and communal crazy paved Patio area at the front of the building.

TENURE

Long Lease but there is a Shared Freehold. Maintenance is approximately £1060 pa including building insurance. Letting and pets are permitted.

COUNCIL TAX

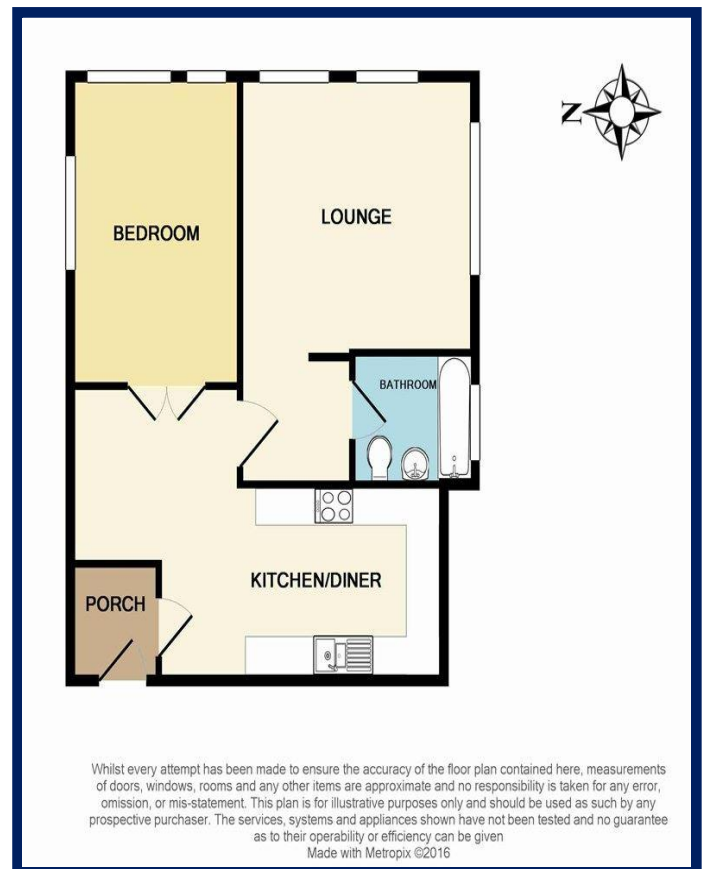
Band 'A'- £1231.20.

SERVICES

All main services. Gas fired central heating.

VIEWING

Only through appointment with **Oliver Miles Estate Agents (01929 426655).**



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(A++-A) A		
(B+BB) B		
(B-BA) C	74	78
(D-DA) D		
(E-EA) E		
(F-FA) F		
(G) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

You are advised to check the availability of this property before travelling any distance to view. The Agent has 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.

