



OLIVER MILES

Chartered Surveyors
Estate Agents

Cranborne Road

Swanage BH19 1EA

Asking Price: £217,500



Very WELL MAINTAINED 2 Bedroom Mid Floor Flat in TOWN CENTRE with LIFT ACCESS and ALLOCATED PARKING

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Cranborne Road Swanage BH19 1EA

- ❖ Town Centre and Near All Amenities
- ❖ Purpose Built, Second Floor Flat with 2 Bedrooms
- ❖ Newly Decorated and Carpeted
- ❖ Lift

- ❖ Very Well Maintained
- ❖ Fitted Wardrobes and Some White Goods Included
- ❖ Own Parking Space and Visitor's Parking
- ❖ Long Lease Remaining

LOCATION AND DESCRIPTION

This modern 2nd Floor flat is situated in Swanage Town centre, a short walk from all main amenities, bus and rail station, Swanage beach and sea front. One of 14 in a well managed block built in 2005 of brick elevations under a tiled roof, this flat has a pleasant outlook with hill glimpses and has been newly carpeted and decorated throughout

Served by a lift and benefiting from mainly uPVC double glazed windows and gas fired central heating, and reserved parking space this 2 Bedroom leasehold Flat must be seen to appreciate.

ACCOMMODATION

(Approximate measurements)

Main entrance with entry phone system

COMMUNAL ENTRANCE HALLWAY

Lift and stairs to second floor. Rear access door to car park and bin store.

SECOND FLOOR

Door to:

LOBBY

Cupboard housing electric meter and consumer unit. Inner door to:

HALL

Large built in utility cupboard with shelving, freezer, plumbing for washing machine and automatic extractor fan. Thermostat control for central heating and entry phone handset.

BATHROOM

Bath with tiled surround and mixer taps, mains operated shower over and shower screen. Vinyl flooring, pedestal wash hand basin, wc, and extractor fan.

The following with some sloping ceilings:

LOUNGE/DINING ROOM (N) 4.1m x 3.7 (13' 5" x 12' 1")

Satellite and 2 telephone points.

KITCHEN (W) 3m x 1.7m (9' 10" x 5' 6")

Range of worktops with inset stainless steel sink and drainer and built in cupboards and drawers under. Integral gas hob with electric fan oven and grill under and extractor fan over. 3/4 Dishwasher, larder fridge and wall-mounted Glow-worm gas boiler serving radiators and hot water. Smoke detector fitted to whole building alarm system. Wood surround Velux window and tiled floor

BEDROOM 1 (N) 3.5m x 3m (11' 5" x 9' 10")

Fitted mirrored double wardrobe, telephone and TV points.

BEDROOM 2 (W) 4.4m max x 2.7m (14' 5" max x 8' 10")

Irregular 'L' shaped. Fitted mirrored double wardrobe, telephone and TV points.

OUTSIDE

Allocated **Parking Space** and additional **Visitors' Parking. Communal Gardens.**

TENURE

Leasehold. 125 year lease from 2007 with ground rent of £104 p.a. Maintenance approx £100 pcm including buildings insurance. We are advised that long lets are permitted (no holiday lets and pets with permission).

COUNCIL TAX

Band " £ payable 2015/16

SERVICES

All mains services connected. Gas fired central heating.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

