



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Burlington Road**

**Swanage BH19 1LR**

**OIRO: £235,000**



**OFFERS INVITED! Bright, Secure and Modern 2nd (Top) Floor Flat with Lift Access Close to North Swanage Beaches. With Good Views and Sea Glimpses.**

**UOD0084**

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# Burlington Road Swanage BH19 1LR

2 Bedrooms (1 En Suite) - Open Plan Lounge/ Diner/Kitchen - Private Balcony - Lift Access - Off Road and Visitors' Parking  
 - Gas Central Heating and uPVC Double Glazing - Entryphone

## LOCATION AND DESCRIPTION

A bright and modern second floor flat located in a sought after area of North Swanage close to beaches accessed via Burlington Chine, and bus route to Swanage town centre which is approximately 1/2 mile distant.

Built in 2007 this purpose-built and mainly west facing flat is of brick construction under a tiled roof. From the balcony and some rooms it offers good views to downs, sea glimpses and additional views towards the Purbeck Hills. With either lift or stair access, the flat benefits from gas fired central heating and uPVC double glazing, allocated parking and entry phone system. There are slightly intrusive sloping ceilings in some of the rooms and floors are covered with laminate or carpet, and curtains and blinds are included. The Vendor is keen to sell.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Stairs to Second Floor or through door to lift

## SECOND FLOOR

### ENTRANCE HALL

Entry phone handset. Large linen/storage cupboard housing Glow Worm central heating boiler serving radiators and hot water. Electricity consumer unit. Thermostat control. Hatch to Loft.

### LOUNGE/DINING/KITCHEN (W) 'L' Shaped

**Lounge:** 3.54m x 3.5m Max (12'3" x 11'5" Max) Full length glazed doors to Juliet balcony.

**Kitchen:** 3.47m x 2.16m (11'3" x 7'0") Comprising fully fitted range of cupboards and drawers with black marbled effect worktops. 4 ring gas hob with electric fan oven under and extraction canopy over, integral fridge freezer and washer/dryer, 3/4 dishwasher.

### BEDROOM 1 (W & S)

4.31m x 3.61m max (14'1" x 11'8" max) French doors to **Private Balcony** from which there are extensive views to south downs, Purbeck hill and some sea glimpses.

### EN-SUITE

Fully tiled walls and shower cubicle with bi-fold doors and mains operated shower. Wash hand basin and WC. Automatic extractor fan.

### BEDROOM 2 (S)

3.17m x 2.46m (10'4" x 8'0")

### BATHROOM

Fully tiled walls and suite comprising bath with mixer tap with shower attachment. Folding shower screen. Wash hand basin and WC with fitted cupboard surround. Heated ladder towel rail and automatic extractor fan.

### OUTSIDE

Tarmacadam forecourt with allocated **Parking Space, Visitors' Parking** and area for communal **Recycling and Bins**. **Ramp Access** to main front door of the building.

### TENURE

**Leasehold:** 125 year lease from 2006 with a Ground Rent of £150 per annum. Maintenance Charge is £500 per annum which includes buildings insurance. Assured Shorthold Tenancies are permitted however no holiday lettings or pets are allowed.

### SERVICES

All mains services connected. Gas central heating.

### COUNCIL TAX

Band 'C' £1583.39 payable 2015/16

### VIEWING

By appointment only through Agents, OLIVER MILES (01929 426655)

