



OLIVER MILES

Chartered Surveyors
Estate Agents

High Street

Swanage BH19 2LN

Asking Price: £139,950



Spacious cottage style APARTMENT on ground and first floors with own entrance and in quiet TOWN CENTRE location. Victorian CHARACTER RETAINED.

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7 Institute Road, Swanage, Dorset, BH19 1BT
Tel: 01929 426655 Web: www.olivermiles.co.uk

High Street Swanage BH19 2LN

2 Bedroom Apartment -- Spacious Lounge -- Bathroom & Separate WC -- Outside Store -- Unallocated Parking -- Night Storage Heating

LOCATION AND DESCRIPTION

The property is very conveniently located in the town centre opposite the Old Stone Quay and water's edge, within 2 minutes walk of the main beach and all town centre amenities.

Kitchener Cottage is within a former Victorian hotel converted into 20 units. The flat, situated at the rear of the main property has the benefit of its own entrance door, and has much of the original Victorian character retained particularly with open archways and former hearth. It benefits from a large outside store and night storage heating.

NOTE: The property is currently let on an Assured Shorthold Tenancy for £625 pcm.

GROUND FLOOR

ENTRANCE HALL

SEPARATE WC (S)

Wash basin and wc.

LIVING ROOM (W)

5.37m x 4.8m (17' 7" x 15' 9") Stairs to first floor. 2 night storage heaters. Opening into:

KITCHEN

2.63m x 1.88m (8' 8" x 6' 2") Borrowed light to entrance hall. Range of cupboards, drawers and worktops with inset stainless steel sink unit. Electric hob with under oven and filtration hood over.

INNER LOBBY

BEDROOM 1 (N)

4.47m x 3.27m (14' 8" x 10' 9") Night storage heater. Fitted linen cupboard.

BATHROOM (N)

Panelled bath with independent shower over and wash basin.

FIRST FLOOR

SMALL LANDING

BEDROOM 2 (E)

3.77m x 2.56m (12' 4" x 8' 5")

OUTSIDE

Integral walk in **Store**. Unallocated Parking.

SERVICES

Mains water, drainage and electricity.

TENURE

Although held on a very long lease, the Freehold is owned by the Residents Association and the current maintenance and insurance is approximately £1,184.00 per annum paid half yearly. Sub-letting and pets are allowed with permission.

COUNCIL TAX

Band 'B' - £1,363.46 payable 2014/15.

