



OLIVER MILES

Chartered Surveyors
Estate Agents

Stafford Road

Swanage BH19 2BQ

Asking Price: £164,500



**Converted first floor flat just off of town centre and enjoying views to sea and hills.
Sympathetically modernised. Gas C/h**

UOD0110

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

Stafford Road Swanage BH19 2BQ

2 Bed First Floor Flat -- Spacious Living Room --Town Centre Location -- Views to Sea and Hills. -- Gas C/H

SITUATION AND DESCRIPTION

A converted first floor flat in an elevated position just off the town centre. There are good views to the sea from the front and to the hills from the rear. The flat occupies the first floor in a Victorian terraced house converted in to 3 flats and having Purbeck stone elevations with brick relief under a clay tiled roof. The present owners have sympathetically modernised the property retaining much of its original character and the benefits include gas fired central heating and a modern bathroom.

FIRST FLOOR

ENTRANCE HALL

Split level. Gas fired boiler serving heating radiators and hot water.

LOUNGE (E)

4.67m x 4.12 (15' 4" x 13' 6") Fitted gas fire in fire place with marble surround. Fitted blinds.

KITCHEN/DINER (W)

3.9m x 2.3m (12' 10" x 7' 7") Range of fitted cupboards and drawers with work top over and enamel sink unit.

BEDROOM 1 (W)

3.5m x 3.4m (11' 6" x 11' 2") Fitted hanging area.

BEDROOM 2 (E)

3.56m x 2.1m (11' 8" x 6' 11")

BATHROOM (S)

White suite comprising panelled bath with mixer tap and shower attachment over, pedestal basin and WC

SERVICES

All mains services connected. Gas fire heating with radiators.

COUNCIL TAX

Band 'A' - £1,187.55 payable 2015/16

TENURE

99 year lease from 1984 with an annual ground rent of £25. Maintenance is on a "as and when" basis. Long term lets are permitted and pets by permission.

VIEWING

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

