



OLIVER MILES

Chartered Surveyors
Estate Agents

Park Road

Swanage BH19 2AE

Asking Price: £295,000



Flat on Top (3rd) Floor with Balcony and Stunning Views of Swanage Bay and Beyond and near to Coastal Pathways

UOD0087

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

Park Road Swanage BH19 2AE

- ❖ 2 Bedrooms (1 en-suite) and Family Bathroom
- ❖ Sea Facing Kitchen/Diner & Lounge
- ❖ Reserved & Visitors' Parking

- ❖ Stunning Coastal Views from Balcony
- ❖ Near Walks to Durlston and Peveril
- ❖ Share of Freehold

LOCATION

Durlston Court is situated in an elevated position on the southern slopes of Swanage under 100m from downland walks and about 425 metres from the town centre and seafront. From the lounge, balcony and kitchen there are stunning views over the Bay, including Swanage Pier, to Ballard Down, The Dorset/Hampshire Coastline and the Isle of Wight.

Comprising a block of 8 flats, this apartment on the top floor, enjoys the benefit of gas fired central heating, double glazed windows. Fitted carpets, blinds and curtains are included in the price. There is NO FORWARD CHAIN.

DESCRIPTION

Main front or rear entrance and stairs to

THIRD FLOOR

ENTRANCE HALL

Entryphone Handset. Hatch and retractable ladder to loftspace with electric light. Airing & store cupboards.

KITCHEN DINER (E)

3.7M X 2.9M (12' 2" x 9' 6")
Range of worktops, cupboards and drawers with stainless steel 1.5 bowl sink unit. Gas under oven and hob with extractor hood over. Worcester gas-fired boiler (2014) serving heating radiators and hot water.

LOUNGE (E)

4.1m x 3.7m (13' 5" x 12' 2")
Sliding patio door to **BALCONY**.

BEDROOM 1 (W)

3.4m x 3m (11' 2" x 9' 10") Built-in wardrobe.

EN-SUITE SHOWER ROOM

Fully tiled walls, shower cubicle with mains shower, wc, wash basin, automatic extractor fan.

BEDROOM 2 (W)

3.2m x 2.6m (10' 6" x 8' 6")
Built-in wardrobe.

FAMILY BATHROOM

Fully tiled walls and floor. Panelled bath with mixer tap and shower attachment. Pedestal basin and wc. Automatic Extractor Fan.

OUTSIDE

Reserved **Parking** Space Number 7 and 2 Visitors' Parking spaces at the rear of the building with entrance from Grosvenor Road. **Communal Gardens** with shared **Storage** shed. Enclosed drying area and bin store.

SERVICES

All Mains Services. Gas Fired Central Heating.

TENURE

A long lease (125 years from 1995) with the Freehold jointly owned. Pets by permission and holiday lets, restricted to 13 weeks per annum only.

COUNCIL TAX

Band 'D' - £1781,32 payable 2015/16

VIEWING

Viewing through Agents only, OLIVER MILES (01929 426655)

