



OLIVER MILES

Chartered Surveyors
Estate Agents

Peveril Road

Swanage BH19 2DF

Asking Price: £259,950



Very Well Presented, Light and Airy Second Floor Flat with Views over Swanage Bay to Ballard Down and Adjoining Open Downlands.

UOD0082

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Peveril Road Swanage BH19 2DF

- ❖ 2 Bedrooms
- ❖ Lounge/Diner
- ❖ Shower Room/WC
- ❖ Separate WC

- ❖ Kitchen/Breakfast Room
- ❖ West Facing Balcony
- ❖ Garage & Parking
- ❖ Communal Gardens & Drying Area

LOCATION & DESCRIPTION

Pinnacles Reach is situated in an elevated position, adjoining open downlands, and about 500 yards from Swanage town centre amenities and seafront. From the lounge and west facing balcony there are views over Swanage Bay to Ballard Down and beyond.

Pinnacles Reach comprises a block of 20 flats, built in the 1970's. No. 5 is situated on the second floor but is at first floor level from the entrance. The flat has been recently modernised and is very well presented. The specification includes, uPVC double glazed windows and electric heating with some night storage heating. The flat benefits from an entry phone system and BT Wi-fi is available throughout the block. The fitted carpets and blinds are included in the purchase price.

ENTRANCE HALL

Cloaks cupboard. Airing cupboard with pre-lagged fornic tank with fitted immersion heater.

KITCHEN/BREAKFAST ROOM (W)

3.3m x 2.58m (10' 10" x 8' 6") Range of worktops, cupboards and drawers and stainless steel 1.5 bowl sink unit. Electric double oven, 4 ring ceramic hob with filtration hood over.

LOUNGE/DINER (N & W)

4.97m x 3.6m (16' 4" x 11' 10") Sliding patio door to west facing **BALCONY**. Fitted electric fire in modern surround.

BEDROOM 1 (S)

3.63m x 3m (11' 11" x 9' 10")

BEDROOM 2 (S)

3m x 2.85m (9' 10" x 9' 4")

SHOWER ROOM

Fully tiled walls. Corner shower cubicle with electric shower. Basin with cupboard under and wc. Electrically heated towel rail. Dimplex electric wall heater.

SEPARATE WC

Fully tiled walls. WC and wash basin with cupboard under. Heated ladder towel rail. Extractor fan.

OUTSIDE

Single **Garage** (No.15) 2.5m x 5m, (8' x 16' 6") in block. **Communal Gardens and Drying Area**.

SERVICES

Mains water, drainage and electricity. Whole block covered by BT Wi-fi..

TENURE

Long lease and Joint Freehold. No holiday lettings permitted but Assured Shorthold Tenancies are. No pets. **Maintenance** is approximately £900 per annum.

COUNCIL TAX

Band 'D' - £1,781.32 payable 2015/16.

VIEWING

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

