



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Highcliffe Road**

**Swanage BH19 1LW**

**Asking Price: £229,950**



**Well Presented GROUND FLOOR FLAT 2 Minutes to Beach With Own Outside Patio, Ramped Access and Parking**

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Tel: 01929 426655 Web: [www.olivermiles.co.uk](http://www.olivermiles.co.uk)

# Highcliffe Road Swanage BH19 1LW

2 Bedrooms (1 En-Suite Shower) -- Family Bathroom -- Private Patio -- Allocated Parking

## LOCATION & DESCRIPTION

Rhys Court is situated in a slightly elevated position in a small cul-de-sac only a short walk from Swanage North Beach. This well maintained block of 6 flats was built in about 2005 and has mainly brick elevations under a tiled roof. There are some views to the Purbeck Hills.

The flat has the benefit of gas fired heating with radiators, uPVC double glazed windows, en-suite shower room to main bedroom, entryphone system, private patio and an allocated parking space. The fitted carpets and curtains are included in the sale.

## **ENTRANCE HALL**

Entryphone handset.

## **KITCHEN (E)**

2.5m x 2.2m (8' 2" x 7' 3") Range of worktops, cupboards and drawers with 1.5 bowl stainless steel sink unit. Integral appliances include gas hob with filtration canopy over, under oven, washing machine, dishwasher and fridge/freezer.

## **LOUNGE (N & E)**

4.6m x 3.2m (15' 1" x 10' 6") French doors to patio and communal garden. Walk-in storage cupboard housing gas fired boiler serving heating radiators and hot water.

## **BEDROOM 1 (N)**

3.6m x 3.4m (11' 10" x 11' 2")

## **EN-SUITE SHOWER ROOM**

Fully tiled walls. Shower cubicle with mains operated shower, pedestal basin and wc. Heated ladder towel rail.

## **BEDROOM 2 (N & W)**

3.9m x 3.3m (12' 10" x 10' 10")

## **FAMILY BATHROOM**

Fully tiled walls. Panelled bath, mixer tap with hand shower attachment, pedestal basin and wc. Heated ladder towel rail.

## **OUTSIDE**

**Private Patio** and **Communal Garden** mainly grassed with flower borders. Allocated **Parking Space** at the rear of the building and served from a private service lane.

## **TENURE**

Shared Freehold with the lessees running the Management Company. Maintenance charge is approximately £540 per annum. Long lets are permitted but short holiday lettings and pets are not.

## **SERVICES**

All mains services connected. Gas fired heating.

## **COUNCIL TAX**

Band 'C' - £1,558.24 payable 2014/15.

## **VIEWING**

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

