



**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Cranborne Road**

**Swanage BH19 1EA**

**Asking Price: £177,500**



**Purpose built ground floor flat in level position just off town centre. In need of modernisation & redecoration. Allocated parking. NO FORWARD CHAIN.**

**UOD0161**

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# Cranborne Road Swanage BH19 1EA

- Town Centre and Near All Amenities
- Ground Floor Flat in Level Location
- Long Lease with Shared Freehold

- In Need of Modernisation
- Allocated Parking
- NO FORWARD CHAIN

## LOCATION & DESCRIPTION

A purpose built ground floor flat situated in a level position close to the town centre and beach. Lulworth Court&nbsp;was built in the late 1980s and has the benefit of gas fired central heating with hot water, uPVC double glazing and allocated parking space.

## ACCOMMODATION

### GROUND FLOOR

#### **ENTRANCE HALL**

Entryphone handset. Built in broom & cloaks cupboards.

#### **INNER LOBBY**

#### **KITCHEN (N)** 2.3m x 1.6m (7' 6" x 5' 2")

Range of fitted cupboards, drawers and worktops with stainless steel sink unit. Filtration hood. Gas fired boiler serving heating radiators and hot water.

#### **LOUNGE (N)** 4.8m x 3m plus bay (15' 8" x 9' 10" plus bay)

#### **BEDROOM 1 (S)** 4.0m x 2.9m (13' 1" x 9' 6")

#### **BEDROOM 2 (S)** 2.7m x 2.2m (8' 10" x 7' 2" )

#### **BATHROOM**

Panelled bath, pedestal basin and WC. Fully tiled walls. Automatic extractor fan.

## **OUTSIDE**

Reserved **Parking Space**. Communal lawned garden at front of building.

## **SERVICES**

All mains services. Gas fired heating with radiators.

## **COUNCIL TAX**

Band 'C' - £1583.39 payable 2015/16.

## **TENURE**

The property is held on a long lease with the Freehold being owned by the Residents Association. We understand that subletting is permitted but pets are not allowed. Maintenance is approximately £822 per annum.

## **VIEWING**

By appointment only through the agents, OLIVER MILES (01929 426655)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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