

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

**Tel**: 01929 426655

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

# **LOCATION & DESCRIPTION**

A purpose built ground floor flat situated in a level position close to the town centre and beach. Lulworth Court 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.

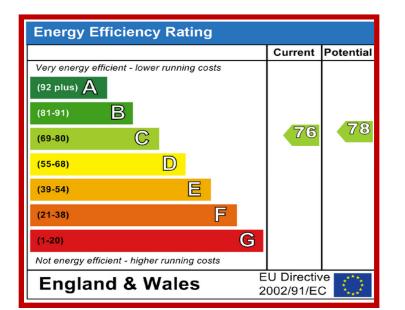
**LOUNGE (N)** 4.8m x 3m plus bay (15' 8" x 9' 10" plus bay)

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.



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

# 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)



TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)

Mhilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any rospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix @2015



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