



OLIVER MILES

Chartered Surveyors
Estate Agents

Burlington Road

Swanage BH19 1LR

Asking Price: £195,000



Refurbished Two Bedroom Top Floor Flat With SEA VIEWS and PARKING

UOD0170

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Burlington Road Swanage BH19 1LR

- Top Floor Flat with Sea Views
- Popular Area of North Swanage
- Parking and Communal Outside Space

- 2 Bedrooms, Open Plan Lounge/Kitchen/Dining
- Close to Sandy Beach
- Shared Freehold

LOCATION AND DESCRIPTION

'Birley Hall' is located in a popular area of North Swanage approximately ¾ mile from the town centre and only 75m from a chine leading to a sandy beach.

This bright and airy converted top (2nd) floor flat is one in a block of 18. The flat has been recently refurbished to a high standard and has sea views towards the Isle of Wight. Features include uPVC double glazed windows, modern electric heating throughout and the fitted carpets and blinds are included in the sale price.

ACCOMMODATION

(Approximate Measurements)

GROUND FLOOR

Entry phone system to main entrance door.

ENTRANCE LOBBY

Rear entrance. Stairs to

SECOND FLOOR

HALLWAY

Entry phone handset. Storage Cupboard.

LOUNGE/KITCHEN/DINING (E)

6.0m x 4.0m (19' 8" x 13' 1")

Kitchen recently fitted to include gloss finished cupboards and drawers, integral electric hob and oven with filtration hood over, integrated fridge with freezer compartment, complementary worktop and island breakfast bar with inset stainless steel sink and drainer. Tiled flooring to the kitchen area.

BEDROOM 1 (E) "L" Shaped. 3.2m max, 2.34 min x 3.1m (10' 5" max, 7' 8" min x 10' 2")

BEDROOM 2 (E) 3.28m x 3.0m max, 2.26m min

(10' 9" x 9' 10" max, 7' 4" min)

BATHROOM

Fully tiled walls and floors. 'P' shaped bath with mixer tap, shower screen and electric shower over. Pedestal wash hand basin and WC, heated ladder towel rail and extractor fan.

OUTSIDE

We are advised that there is an allocated **Parking Space**, communal **Patio/Drying Area** and communal **Store**.

TENURE

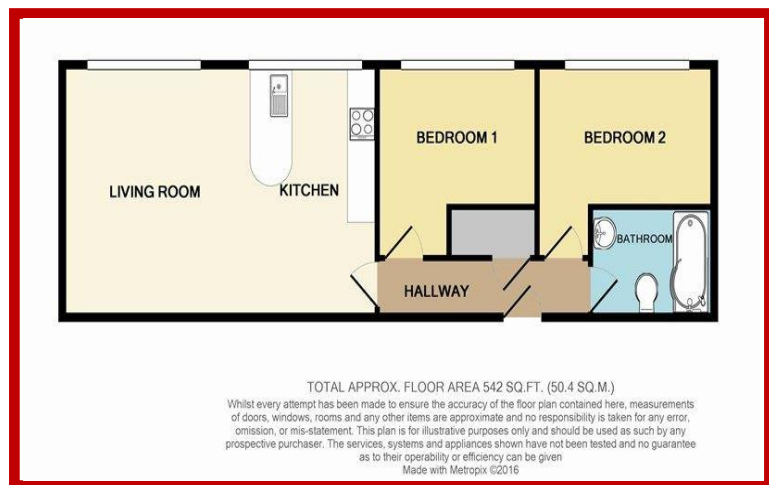
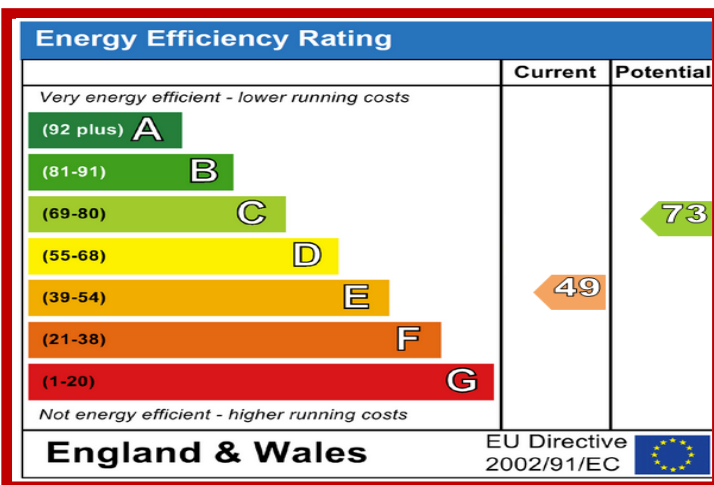
The freehold of the property is shared by the owners. Maintenance is approximately £1500 per annum and includes building insurance and an allocation towards the roof fund. Long lets are permitted, however no holiday lets. Pets by permission only.

COUNCIL TAX

Band 'B' - £1385.47 payable 2015/16

VIEWING

By appointment only through Oliver Miles Estate Agents (01929 426655)



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