



OLIVER MILES

Chartered Surveyors - Estate Agents

Kings Road East

£157,500



Modern Two Bedroom Second Floor Flat in TOWN CENTRE LOCATION. Holiday Lets & Pets Permitted.



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Kings Road East, Swanage BH19 1ES

- Two Bedroom Flat
- 125 Year Lease
- Town Centre Location
- Open Plan Living Space
- Gas C/H& Double Glazing
- Lettings & Pets Permitted

LOCATION & DESCRIPTION

This recently constructed second floor flat is situated in the heart of Swanage town centre, close to all amenities and the seafront.

The building is constructed with brick elevations under a slate roof and is accessed through a gated communal entrance from Kings Road East or via Commercial Lane.

ACCOMMODATION

(Approximate measurements)

First floor Communal Entrance Hall and external steps to:

SECOND FLOOR

HALLWAY

Entry phone handset

LOUNGE/DINING/KITCHEN (S)

6m max x 3.94m av (19' 8" max x 12' 11" av) Open plan design with part tiled flooring.

Gas hob with electric fan oven and grill under and extractor hood over. Range of worktops, cupboards, and inset stainless steel sink unit. Ingrated washing machine, fridge with freezer compartment. Cupboard housing Glowworm boiler serving heating radiators and hot water.

BEDROOM 1 (N & E)

3.4m x 2.75m (11' 1" x 9')

BEDROOM 2 (N/E)

3.3m x 3.2m (10' 9" x 10' 5")

BATHROOM

Modern suite comprising bath, wc, handwash basin. Fully tiled walls and floors. Heated ladder towel rail, extractor fan.

TENURE

125 year lease from 2012. Ground rent £250 p.a. and maintenance charge £500 p.a. including buildings insurance 2016/17. Pets and Lettings permitted.

COUNCIL TAX

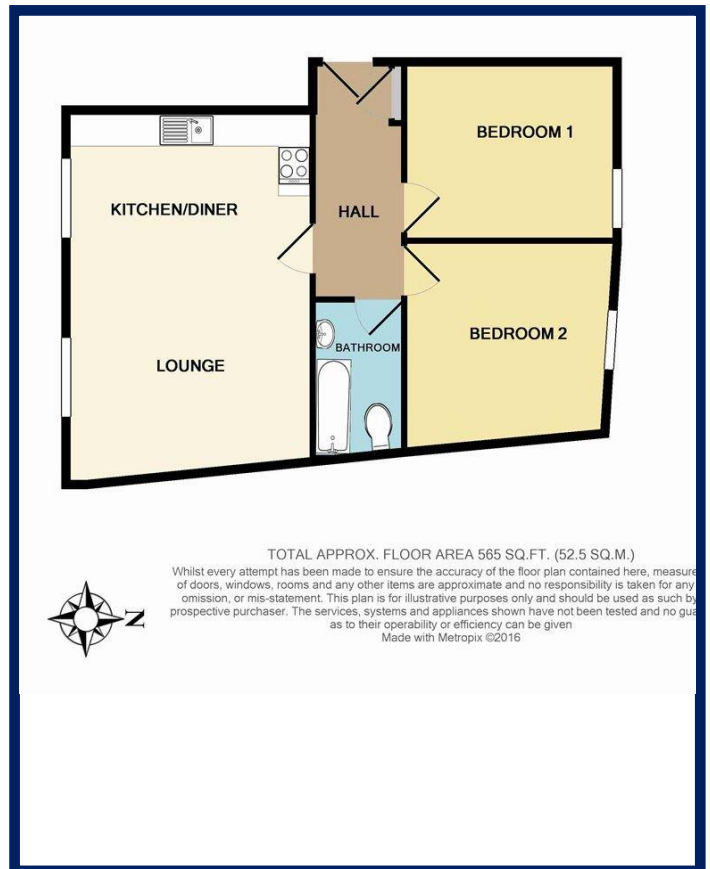
Band 'B' - £1436.40 payable 2016/17

SERVICES

All mains services connected, gas fired central heating.

VIEWING

By appointment only through **OLIVER MILES** Estate Agents (01929 426655).



Energy Efficiency Rating		Current	Potential
(95-100) A	Very energy efficient - lower running costs		
(85-94) B			
(75-84) C		78	72
(65-74) D			
(55-64) E			
(45-54) F			
(35-44) G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

