



OLIVER MILES

Chartered Surveyors
Estate Agents

Rabbling Road

Swanage BH19 1ED

Asking Price: £199,950



Ground Floor Flat on Level Position Close to Main Beach and Town Centre. NO FORWARD CHAIN.

UOD0121

7 Institute Road, Swanage, Dorset, BH19 1BT
Tel: 01929 426655 Web: www.olivermiles.co.uk

Rabling Road Swanage BH19 1ED

- ❖ 2 South Facing Bedrooms
- ❖ Large Lounge/ Diner
- ❖ Share of Freehold

- ❖ Communal Gardens
- ❖ Allocated Car Space
- ❖ Long Lets Permitted

LOCATION AND DESCRIPTION

Richmond House is situated in a popular level position only a short level walk from the beach and town centre. The building comprises a purpose built block of 6 flats with brick elevations and stone quoins under a pitched and tiled roof.

Flat 6 has the benefit of gas fired central heating with radiators, uPVC double glazed windows. The fitted carpets, curtains and blinds are included in the purchase price. It is held on a long lease but there is a shared freehold.

ACCOMMODATION

(Approximate measurements)

GROUND FLOOR

ENTRANCE HALL

Built in store cupboard. Entryphone handset.

LOUNGE/ DINER (E) 5.2m into bay x 3.8m (17' in to bay x 12' 5")

Entryphone handset.

KITCHEN (S) 3.1m x 2.1m (10' 2" x 6' 10")

A range of fitted cupboards, drawers and worktops with a 1.5 bowl stainless steel sink unit. Gas fired boiler serving heating radiators and hot water.

BEDROOM 1 (S) 4.4m x 2.7m (14' 5" x 8' 10")

Built in and fitted wardrobes,

BEDROOM 2 (S) 3.2m x 2.9m (10' 5" x 9' 6")

Built in wardrobe.

SHOWER ROOM

Fully tiled walls. Corner shower cubical with electric shower, WC, vanity unit. Automatic extractor fan.

OUTSIDE

Allocated **Car Space. Communal Gardens.**

TENURE

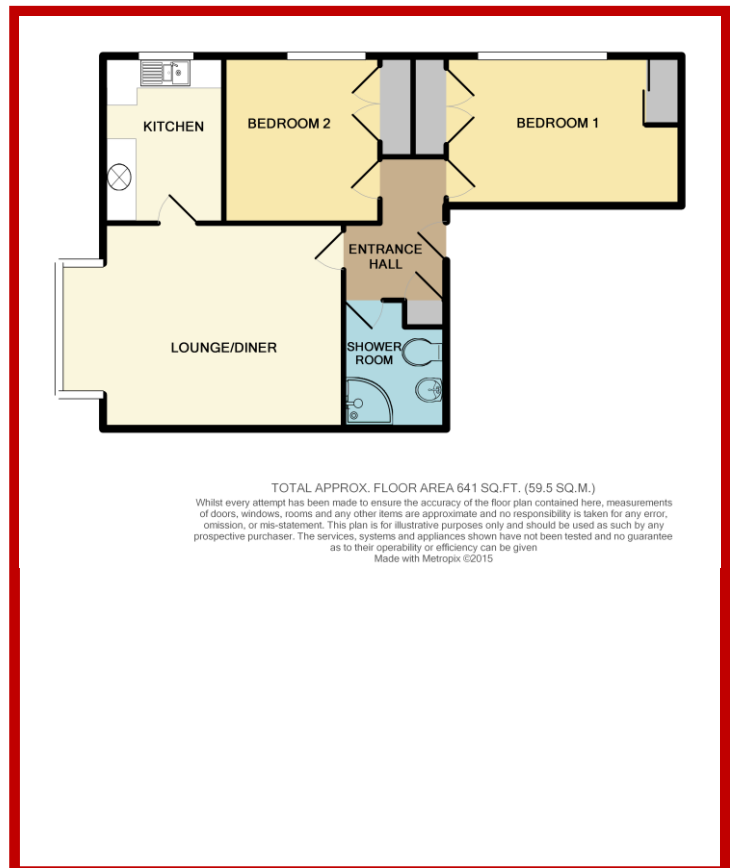
999 year Lease from 1985 with a shared Freehold ownership. Long Lets permitted but no Holiday Lettings. Maintenance approximately £700 per annum.

SERVICES

All mains services connected. Gas fired heating with radiators.

COUNCIL TAX

Band 'C' - £1,583.39. Payable 2015/2016.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		