



OLIVER MILES

Chartered Surveyors
Estate Agents

10 High Street

Swanage BH19 2NT

Asking Price: £425,000



Contemporary 2nd floor apartment with lift access, town centre location enjoying PANORAMIC VIEWS OVER BAY. 3 BEDROOMS (1 en-suite). Allocated undercover parking space and security intercom system. MUST BE SEEN TO APPRECIATE.

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10 High Street Swanage BH19 2NT

- 3 Bedrooms (1 En-Suite)
- Town Centre Location
- Panoramic Views Over Bay

- Modern 2nd Floor (Lift) Apartment
- Excellent Specification Throughout
- **MUST BE SEEN TO APPRECIATE**

LOCATION AND DESCRIPTION:

The property is situated in the centre of Swanage and close to all the town centre facilities, seafront and beaches. From the lounge/kitchen and master bedroom there are panoramic views over Swanage Bay to the beach, Pier, Ballard Down, Dorset/Hampshire coastline and Isle of Wight.

A purpose built split level 2nd floor flat, served by a lift, and built in the early part of this century. It is very well presented and is offered with no forward chain. Features include 3 double bedrooms (1 en-suite), fully fitted and equipped kitchen area with granite worktops, tri-folding doors to private balcony, laminate or carpeted floors and an entrance intercom system. **THIS APARTMENT MUST BE SEEN TO APPRECIATE.**

ACCOMMODATION:

(Approximate measurements)

ENTRANCE HALL

Walk in cupboard housing gas fired boiler serving heating radiators and hot water. Utility cupboard housing "Miele" washing machine and tumble dryer. Shelved storage cupboard.

OPEN PLAN LOUNGE/KITCHEN (L-shaped) (N)

6.4m x 5.8m overall (20' 12" x 19' 0" overall) Tri-folding doors to personal **BALCONY**. Entry phone handset.

MASTER BEDROOM (N)

3.8m x 3m (12' 6" x 9' 10") Built in wardrobes. Porthole window.

EN-SUITE BATHROOM

2.4m x 1.7m (7' 10" x 5' 7") Suite comprising panelled bath with independent mains operated shower over, wash hand basin, wc and fitted mirror cupboard. Automatic extractor fan.

BEDROOM 2 (S)

4.2m x 3.8m max. (13' 9" x 12' 6" max.) Built in wardrobe.

BEDROOM 3 (S)

3.9m x 3.1m (12' 10" x 10' 2") Built in wardrobes.

FAMILY BATHROOM

Panelled bath with independent mains operated shower over, vanity unit with storage space under and wash hand basin, wc. Automatic extractor fan.

OUTSIDE

There is an allocated undercover **Parking Space** and Visitors' parking to the rear of the property with access over a private service lane.

SERVICES

All mains services connected. Gas fired central heating with radiators.

TENURE

We are advised that the apartment is held on a long lease with a shared Freehold. Service charge is approximately £2,000 er annum. Assured Shorthold Tenancies are permitted and pets with permission of the Managing Agency. Holiday lets **NOT** permitted.

COUNCIL TAX

Band 'F' - £2,532.14 payable 2014/15.

