



OLIVER MILES

Chartered Surveyors
Estate Agents

Victoria Avenue

Swanage BH19 1AN

Asking Price: £350,000



LEVEL POSITION close to Beach and Town Centre. 3 bedrooms (1 en-suite) Penthouse with lift and balcony. Gas C/H, uPVC double glazing. Reserved Parking

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Victoria Avenue Swanage BH19 1AN

*3 Bedroom (1 E/S) Penthouse *Close Beach & Town Centre *Lift & Balcony *Recently Fitted Carpets *uPVC Double Glazing *Gas Central Heating *Reserved Parking

The Penthouse is situated in a level position only a short walk from the main beach and town centre.

The Mulberrys comprises a small block of 8 flats which was converted/formed in about 2004. It has mainly cement rendered elevations under a pitched concrete tiled roof. The specification includes gas fired central heating, security entry telephone system, uPVC double glazing, downlighting and a fully fitted and equipped kitchen area. There is lift access and the Penthouse also has the benefit of a private balcony and reserved car parking space.

ACCOMMODATION (Part Sloping Ceilings) (Approximate measurements)

ENTRANCE HALL

Security entry phone handset.

LOUNGE/DINING AREA/KITCHEN (S,W & N)

7.25m x 6m (23' 9" x 19' 8") uPVC double glazed patio doors to **BALCONY**.

KITCHEN AREA

Range of units with granite worktops, drawers and base unit with waste disposal, integrated appliances include gas hob with filtration canopy over, double oven, refrigerator, freezer, dishwasher and washing machine/dryer. Cupboard housing gas fired boiler serving heating radiators and hot water. Broom cupboard, laminate flooring.

BEDROOM 1 (S & E)

5.07m x 5.05m (16' 8" x 16' 7") Fitted wardrobe.

EN-SUITE BATHROOM

3.02m narrowing to 1.8m x 2.03m (9' 11" narrowing to 5' 11" x 6' 8") Suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, wc, tiled floor, heated ladder towel rail and extractor fan.

BEDROOM 2 (W)

3.73m x 3.66m (12' 3" x 12' 0") Range of fitted wardrobes.

BEDROOM 3 (E)

3.22m x 3.06m (10' 7" x 10' 0")

SHOWER ROOM (W)

Suite comprising corner shower cubicle with mains shower, pedestal wash hand basin, wc, half tiled walls, heated ladder towel rail, tiled floor.

OUTSIDE

Reserved **Parking Space**. Communal bin area. Visitors' parking.

TENURE

This Penthouse is offered on a 99 year lease from 2004 at a ground rent of £250 per annum with shared maintenance liability at £940 per annum. Holiday lets and pets are **NOT** permitted.

SERVICES

All mains services connected. Gas fired heating.

COUNCIL TAX

Band 'F' - £2,532.14 payable 2014/15.

