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## De Moulham Road Swanage BH19 1NZ £425,000

Prestigious & spacious ground floor garden flat in favoured location. Excellent specification.  
**MUST BE VIEWED.**



- ❖ Luxury Purpose Built Garden Flat
- ❖ Close Beach & Parks
- ❖ Very High Specification
- ❖ 4 Bedrooms

- ❖ Bathroom & Separate Wet Room
- ❖ Gas Underfloor Heating
- ❖ uPVC Double Glazing
- ❖ 2 Parking Spaces

## **LOCATION AND DESCRIPTION**

Clifton is situated in a favoured location about 2 minutes walk from the main beach and close to Days Park and Beach Gardens (tennis, putting and bowls.) It is an almost level walk along the seafront to the town centre which is just over 1/2 mile.

This prestigious block comprises 4 flats and a penthouse with brick and rendered elevations under a pitched and tiled roof. The building is mainly maintenance free. Apartment 2 is built to a very high specification with fitted wardrobes with maple finish to all bedrooms, fully fitted and appliance kitchen with granite worktops, all floors with the exception of the bedrooms covered with Travertine tiles, gas fired underfloor heating, uPVC double glazing and maple internal doors. **AN INSPECTION IS NEEDED TO APPRECIATE THE QUALITY OF THIS APARTMENT.**

### **INNER HALLWAY**

With main entrance door from communal hall. High level cupboard housing gas fired boiler serving underfloor heating and hot water. Airing cupboard with Ariston unvented hot water cylinder with fitted immersion heater. Low level incidental lighting (neon blue). Steps down to bedroom 3.

### **KITCHEN (S)**

3.9m x 3.4m (12' 9" x 11' 1") Range of cupboards and drawers with solid Canadian maple fronts and granite worktops, composite 1.5 bowl sink unit with filtered drinking water tap and water softener under. Floor safe. Integral appliances include dishwasher, washing machine, halogen and electric 5 ring hob, electric oven, microwave, oven/grill and fridge/freezer.

Pelmet and plinth lighting (neon blue). Separate entrance door from forecourt parking.

### **LOUNGE/DINER (S,E & W)**

6.2m x 4.3m (20' 4" x 14' 1") Fitted flue less gas fire. Door to garden. Futronix control panel for mood lighting in living areas and garden.

### **BEDROOM 1 (W)**

3.9m x 2.8m (12' 9" x 9' 2") to front of mirror fronted fitted wardrobes. Fitted storage and drawers, chest of drawers with knee hole and bedside cabinets.

### **BEDROOM 2 (W)**

2.9m x 2.5m (9' 6" x 8' 2") Fitted wardrobes, drawers and dresser.

### **BEDROOM 3 (N)**

2.6m x 2.4m (8' 6" x 7' 10") Fitted wardrobe, worktop with drawers and space under, high level cupboards.

### **BEDROOM 4 (N)**

3m x 1.9m (9' 10" x 6' 2") Fitted wardrobes, drawers and storage.

### **BATHROOM**

Fully tiles walls and floor, panelled spa bath with mood lighting and independant mains shower over and side screen, wash basin and wc. Heated ladder towel. Automatic extractor fan.

### **WET ROOM (N)**

Shower with curved glazed screens with shower rose and body jets. Wash basin and wc. Fully tiled walls and floor. Heated ladder towel rail.

## OUTSIDE

To the front of the flat there is a brick paved forecourt for **Parking** immediately in front of the flat. Small Integral Store. **Private south and west facing Garden** with side entrance from brick paved forecourt laid to a decked area, fish pond with waterfall, raised flower border, sheltered south facing grassed area, paved patio with **Shelter** and an area laid to slate chippings. **2nd Parking Space** in car park.

## SERVICES


All main services. Gas fired underfloor heating. TV connections for Sky HD to each bedroom and living areas.

## COUNCIL TAX

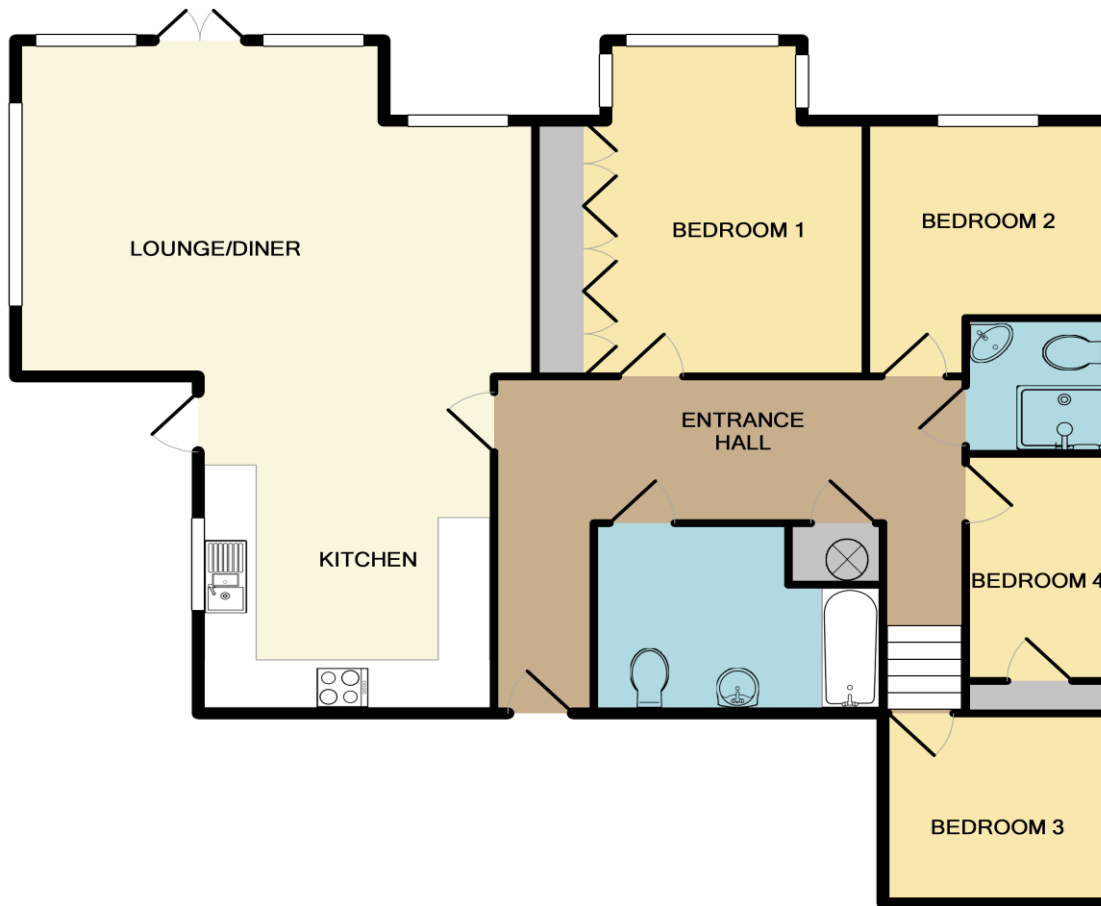
Band E- £2177.17 payable 2015/16

## TENURE & MAINTENANCE

The apartment is held on a 125 year lease with maintenance, including insurance about £500 per annum. Ground rent is £100 per annum. Sub lettings and pets permitted.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (99.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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