

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Priests Way, Swanage, BH19 2RS

**FIRST FLOOR FLAT - NO FORWARD CHAIN - 1 BEDROOM - LIVING ROOM/KITCHEN -
COMMUNAL GROUNDS AND RESIDENTS OFF ROAD PARKING**

- Converted first floor flat
- Living room and kitchen
- Electric heating
- NO FORWARD CHAIN!
- Main rooms with southerly aspect
- Shower room/W.C.
- Communal grounds
- 1 bedroom
- Double glazed windows
- Off road parking

Asking Price £120,000

Priests Way, Swanage, BH19 2RS

SITUATION:

On the south-western slopes of the town, convenient for access to open country walks and the 'Priests Way' within a mile of the main town centre amenities and the beach. There are local amenities at nearby Herston.

DESCRIPTION:

A first-floor flat forming part of a block converted, we believe, in 1976. Both the main rooms face south. The grounds are communal with areas of garden and parking for each flat. Each lessee owns a share of the freehold and there is a Management Company dealing with the running of the block. The main flat roof was renewed we understand, in 2014.

ACCOMMODATION:

External steps leading up to:

FIRST FLOOR

COMMUNAL ENTRANCE:

UPVC double glazed door, sea and hill views.

ENTRANCE LOBBY:

Wooden front door.

SHOWER ROOM/W.C.:

Fully tiled, wash basin, shaver point, shower cubicle with Mira electric shower unit, low level w.c., extractor.

KITCHEN/LOUNGE (S):

14' (4.27m) x 8'10" (2.7m). Single drainer sink unit with mixer tap and work surface with shelving and cupboards under, electric cooker space, tiled splash backs, wall cupboards, airing cupboard housing pre-lagged hot water cylinder and fuse box, telephone point, TV point, electric radiator.

BEDROOM (S):

7'11" (2.41m) x 7'4" (2.24m). TV point, electric radiator.

OUTSIDE:

Communal grounds and gardens, parking area with space allocated to each flat.

TENURE & MAINTENANCE:

Although technically leasehold for a balance of 999 years from 1st January 2008 at a peppercorn ground rent, we are advised each lessee owns an equal share of the freehold and there is a Management Company in place. We are advised the current annual service charge amounted to £1025. We understand that lettings are permitted, as are pets at the discretion of the Management Company.

ADDITIONAL INFORMATION:

Property type: Converted flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Electric. Broadband: Fttp (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

Band A: £1878.71 payable for 2026/27 (excluding discounts).

VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.

The Property Misdescription Act 1991.

These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your



instructions. Internal measurements and site measurements where given are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.





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