

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



Tel: 01929 423333
(24 hours)
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Station Road, Swanage, Dorset BH19 1AF

Character first floor flat in a convenient town centre position with allocated parking. Own ground floor entrance, 1 bedroom, good-sized lounge/diner with bay window, kitchen, shower room/w.c., electric heating. Being sold with NO FORWARD CHAIN!

- Character first floor flat
- Good-sized lounge/diner with bay window
- Allocated parking space
- Being offered for sale with NO FORWARD CHAIN!
- Own ground floor entrance and lobby
- Kitchen
- Lettings permitted
- 1 bedroom
- Shower room/W.C.
- Convenient town centre position

Asking Price £200,000

Station Road, Swanage, Dorset BH19 1AF

SITUATION:

Within the heart of Swanage town centre, convenient for access to all the main amenities, beach and seafront.

DESCRIPTION:

A converted flat occupying a first-floor position within a character building of brick elevations with stone dressing, on a corner plot. The flat has the benefit of having its own ground floor entrance and lobby, and an allocated off-road parking space at the rear of the building. The vendors are offering the flat for sale with no forward chain and have advised us that lettings are permitted.

ACCOMMODATION:

ENTRANCE LOBBY:

Own entrance with part glazed wooden front door, night storage heater, under stairs cupboard, cupboard housing electric meter, fuse box. Stairs to:

FIRST FLOOR LANDING)E):

Opening to:

KITCHEN:

9' (2.74m) x 8'3" (2.52m). Shelved store cupboard, 1½ bowl single drainer sink unit with mixer tap and work surfaces with drawers and cupboards under, fitted electric oven and hob, filter hood over, space and plumbing for washing machine, space for fridge/freezer, wall cupboards, cupboard housing Ariston water heater, tiled splashbacks.

LOUNGE/DINING ROOM (S & E):

24'2" (7.35m) max. into character bay window x 10'8" (3.25m). Tiled fireplace with gas point, mantle and hearth, TV aerial point, night storage heater, TV aerial point.

INNER LOBBY

BEDROOM (S):

13'6" (4.12m) into door well x 8'9" (2.66m). Fitted wardrobes, night storage heater.

SHOWER ROOM/W.C.:

Fully tiled walls, shower cubicle with Mira shower unit, vanity wash basin, low level w.c., electric towel radiator, extractor unit.

OUTSIDE:

To the rear of the building is a parking area with one space allocated to this flat.

TENURE & MAINTENANCE:

Leasehold, we understand, for a term of 999 years less one day from 1st December 2003 at a peppercorn ground rent. Maintenance, we are advised, is currently £256 per quarter which covers a contribution to the buildings insurance. We are further advised that there is no restriction on lettings. We believe pets are only permitted with prior approval.

ADDITIONAL INFORMATION

Property type: 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/additional home premium).

VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

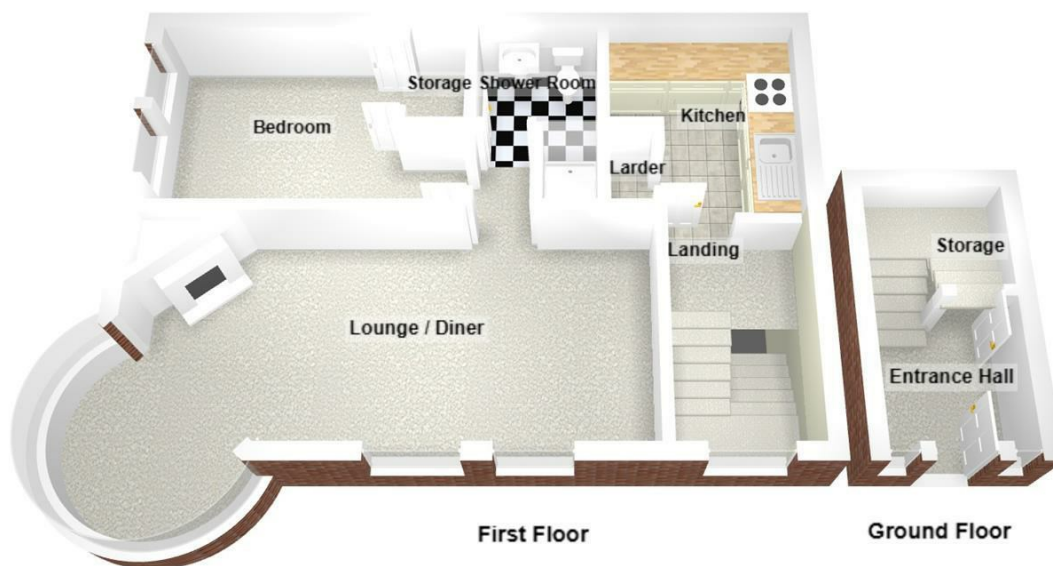
THE PROPERTY MISDESCRIPTION ACT 1991:

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



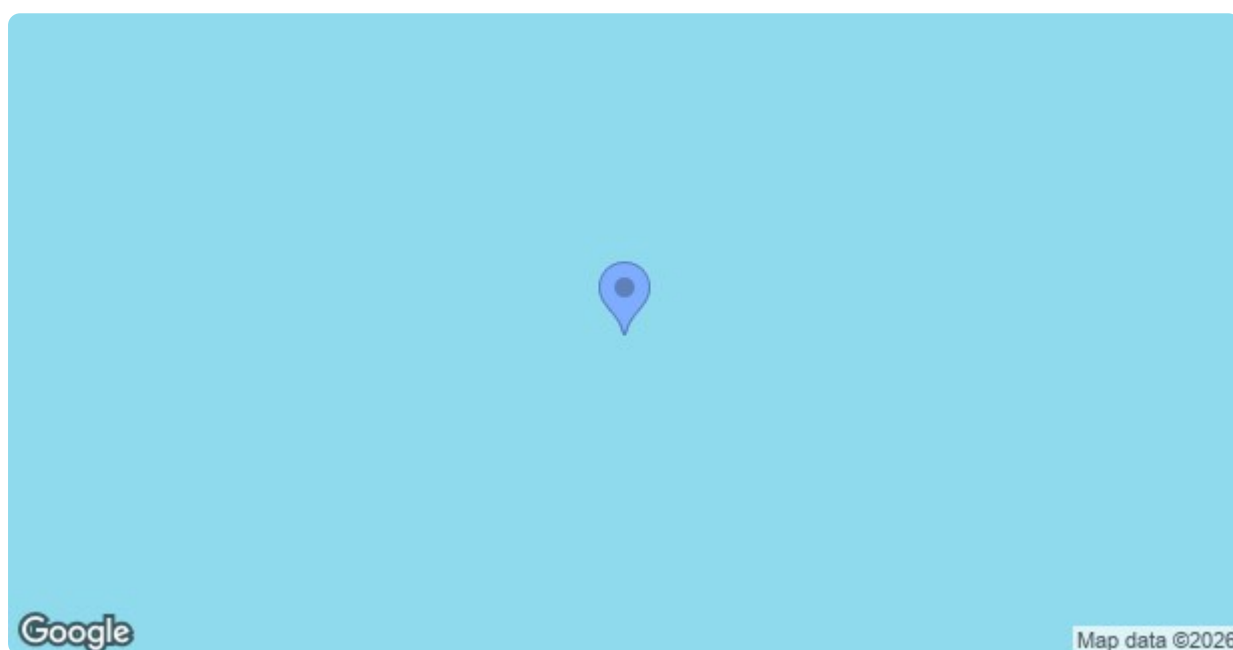
purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles 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. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





Total Area: 56.6 m² ... 609 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 