

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



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### **Kings Road West, Swanage, BH19 1HR**

Spacious 2nd floor purpose-built flat with views over the Steam Railway and town to the hills in the distance. 2 bedrooms, lounge/diner, kitchen, bathroom/W.C., gas central heating, double glazed windows, garage with car port in front, communal grounds and visitors parking spaces.

- Purpose-built 2nd floor flat
- Large lounge/dining room
- Gas central heating
- Communal grounds
- Views over the Heritage Steam Railway to the hills beyond
- Kitchen
- Double glazed windows
- 2 bedrooms
- Bathroom/W.C.
- Garage and car port

**Asking Price £229,950**

# Kings Road West, Swanage, BH19 1HR

## SITUATION

In a level position to the west of Swanage town centre within half a mile of the main amenities beach and seafront.

## DESCRIPTION

A second floor flat forming part of a block purpose-built, we understand, in the 1980's of brick elevations under a tiled roof. The flat has been long let but is now being offered with vacant possession and no forward chain. Both the main bedroom and the reception room are of a good size and the flat also has a single garage with car port parking space in front.

## COMMUNAL ENTRANCE

Security entry phone system. Stairs to:

## ENTRANCE HALL

Security entry phone, radiator, central heating thermostat.

## BATHROOM/W.C.

Fully tiled walls, panelled bath with mains shower unit over, wash basin with mixer tap, low level w.c., radiator, extractor unit.

## BEDROOM 1 (N)

13'3" (4.05m) plus range of built-in wardrobes x 10'11" (2.32m). Radiator, views over the Steam Railway and town to the hills beyond.

## BEDROOM 2 (N)

10'1" (3.07m) x 8'7" (2.61m). Radiator, views over the Steam Railway and town to the hills beyond.

## KITCHEN (N)

10'1" (3.09m) x 8'7" (2.62m). Stainless steel single drainer 1½ bowl sink unit and work surfaces with drawers, cupboards, space and plumbing for washing machine and further appliance spaces under, tiled splash backs, electric oven and gas hob with extractor hood over, cupboard housing gas boiler, fuse box and electric meter, tiled floor, views over the Steam Railway and town to the hills beyond.

## LOUNGE/DINER (N)

17'2" (5.24m) into bay x 16'6" (5.04m). Telephone point, TV aerial point, radiator, views over the Steam Railway and town to the hills beyond.

## OUTSIDE

Communal grounds with areas of lawn and visitors parking spaces. SINGLE GARAGE with CAR PORT in front.

## TENURE & MAINTENANCE

Although technically leasehold for an initial term of 99 years from 1987, we understand each flat has a share of the freehold. Current service charge is £1070 per annum. Long letting is permitted, commercial holiday letting and pets are not.

## SERVICES:

All main services are connected. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.

## COUNCIL TAX:

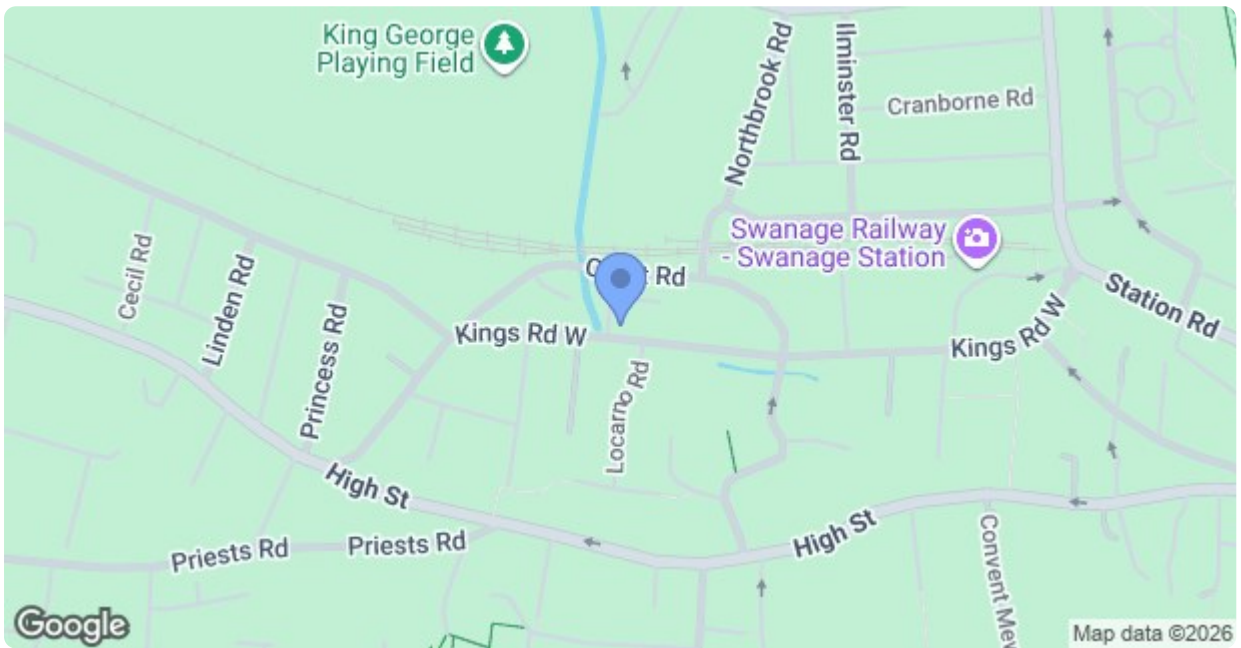
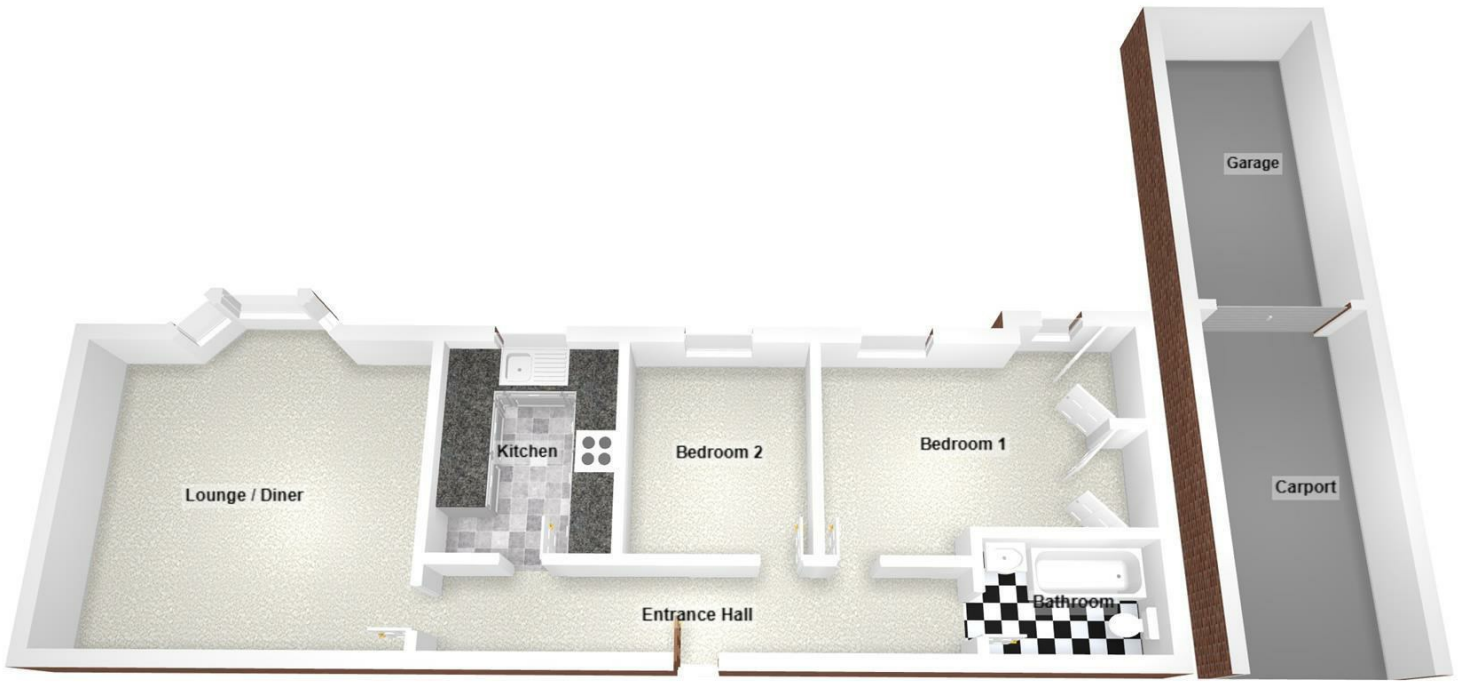
Band C: £1924.91 payable for 2020/21 (excluding discounts).

## VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.







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>		
(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	