

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



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Chestnut Mews, Swanage, Dorset BH19 1JY

Modern and well presented 2nd (top) floor flat with character in a convenient level location. 2 bedrooms (1-en-suite shower room/W.C.), south facing lounge, kitchen/diner, shower room/W.C., gas central heating, double glazing, allocated parking. Lettings and pets with written consent only.

- Purpose-built 2nd (top) floor flat
- Good size kitchen/diner
- Allocated parking
- Lettings and pets with written permission
- 2 bedrooms (1 en-suite shower room/W.C.).
- Shower room/W.C.
- Level position just west of town centre
- South facing lounge
- Gas central heating. Double glazing
- Modern, with character

Asking Price £285,000

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SITUATION:

Approximately half a mile to the west of Swanage town centre in a level position convenient for access to all the main amenities, beach and seafront.

DESCRIPTION:

A second floor flat purpose-built, we understand, around 15 years ago of brick and Purbeck stone elevations. Although modern the property has some character with arched windows and part sloping ceilings. The lounge has a sunny southerly aspect and the main bedroom, with en-suite shower room, has an outlook over the town and steam railway towards the hills beyond. We are advised that letting and pets are permitted subject to written consent from the Management company.

ACCOMMODATION:

Communal entrance with security entry phone system. Stairs to

SECOND FLOOR:

ENTRANCE HALL:

Wooden front door, security entry-phone, radiator, central heating thermostat, tiled floor, cupboard housing electric meter, fuse box and stop-cock.

LOUNGE (S):

17'4" x 11'8" (5.3 x 3.56)

17'4" (5.3m) x 11'8" (3.56m). Radiator, eaves storage access, arched window and part sloping ceilings, telephone point, TV aerial point, wall lights.

SHOWER ROOM/W.C.:

Fully tiled shower cubicle with mains shower unit, towel radiator, half tiled walls, tiled floor, vanity wash basin with mixer tap, spotlight and shaver point, low level W.C., part sloping ceiling.

KITCHEN/DINER (E & N):

13'5" x 13'3" (4.11 x 4.05)

KITCHEN/DINER (E & N): 13'5" (4.11m) x 13'3" (4.05m). Tiled floor, radiator, space for dining table, single drainer stainless steel 1½ bowl sink unit with mixer tap and adjoining work surfaces with drawers, cupboards, fitted washing machine, dishwasher, fridge and freezer under, electric oven and gas hob with stainless steel extractor hood over, wall cupboards, part sloping ceiling with Velux window.

BEDROOM 2 (E):

9'10" x 9'3" (3.02 x 2.84)

9'10" (3.02m) x 9'3" (2.84m). Radiator, part sloping ceiling with Velux window.

BEDROOM 1 (N):

17'4" x 12'2" (5.29 x 3.72)

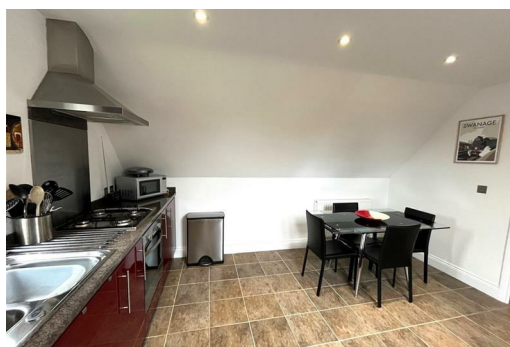
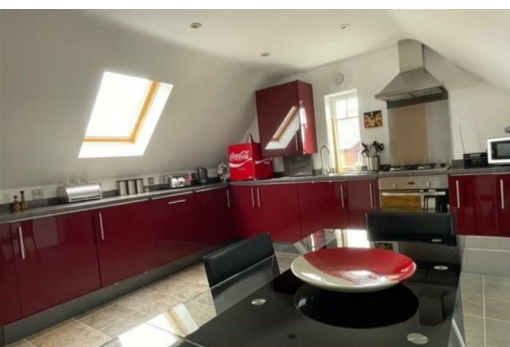
17'4" (5.29m) x 12'2" (3.72m). max. Feature arched window and part sloping ceilings, eaves storage access, wall lights, radiator. Door to: EN-SUITE SHOWER ROOM/W.C.: Fully tiled shower cubicle with mains shower unit, radiator, low level W.C., vanity wash basin with mixer tap, half tiled walls, strip-light/shaver point.

OUTSIDE:

Accessed via Court Road at the rear of the block is the car parking area with space allocated to this flat.

TENURE & MAINTENANCE:

Although technically leasehold for a term of 999 years from 12/04/2010 we understand each lessee owns a share of the freehold. Peppercorn ground rent. Current annual service charge amounts to £840 paid in monthly instalments. Pets and lettings subject to written permission from the Management Co.



ADDITIONAL INFORMATION

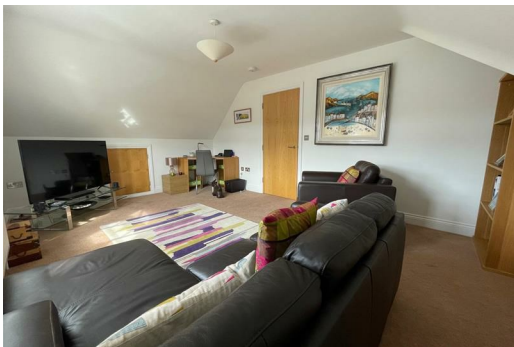
Property type: Purpose-built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

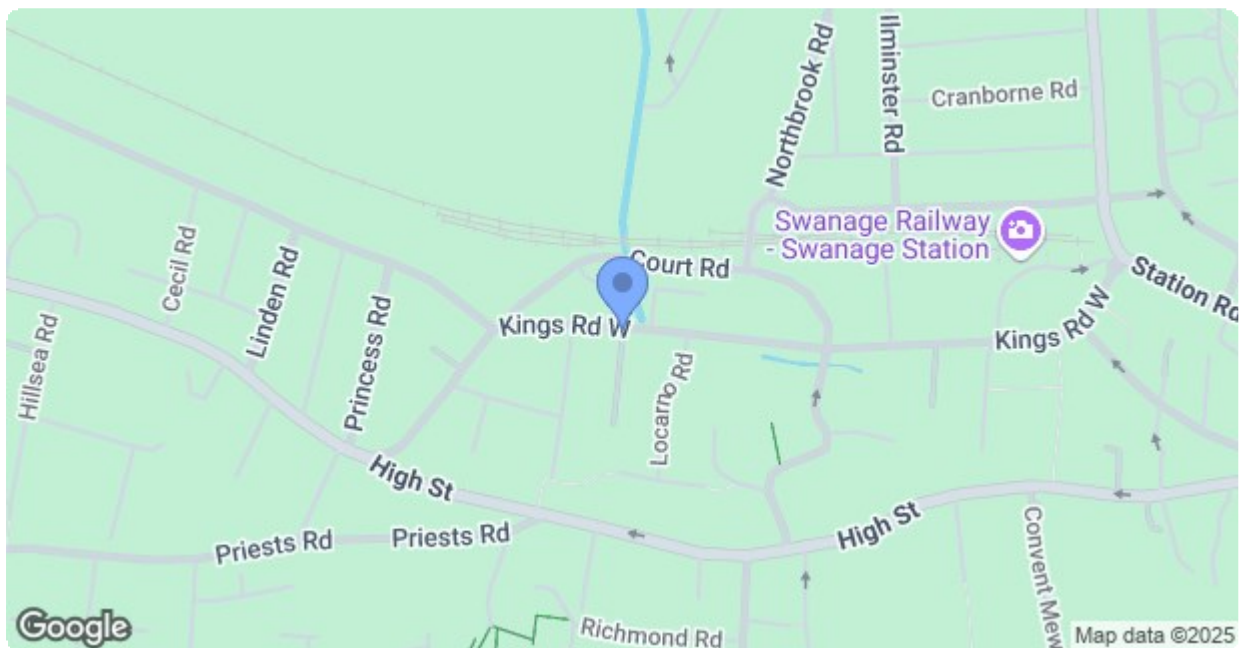
VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5/5.30 pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-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
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	