

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



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Peveril Road, Swanage, Dorset BH19 2DQ

First floor flat with its own ground floor entrance in a block at Durlston adjacent to 'The Downs'. 1 bedroom, south facing open plan lounge/diner and kitchen, inner hall/utility, shower room, separate W.C., gas central heating, double glazing, allocated off road parking space, communal grounds.

- First floor flat with its own ground floor entrance
- Inner hall/utility space
- Gas central heating
- Communal grounds with Downs access
- 1 bedroom
- Shower room
- Double glazed
- South facing open plan lounge/diner and kitchen
- Separate W.C.
- Allocated parking space

Asking Price £220,000

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SITUATION:

On an unmade road in the Durlston area of Swanage approximately half a mile to the south of the main town centre amenities and beach. The block adjoins, and has direct access to, The Downs which provide clifftop walks and access to Durlston Country Park, part of the Jurassic Coast World Heritage site.

DESCRIPTION:

A first floor flat with its own ground floor entrance, forming part of block converted from a Victorian former stable block, we understand, in the 1960's. The block has well tended communal grounds, and this particular flat has an allocated off road parking space.

ACCOMMODATION:

ENTRANCE LOBBY:

Double-glazed front door, obscure double-glazed window, radiator. Stairs to:

FIRST FLOOR

LOUNGE/DINER/KITCHEN (S & N):

18'2" (5.54m) x 14'4" (4.37m). Two radiators, tiled shelving, TV aerial point, wall lights, dining space. The kitchen has a single drainer 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards and integrated slimline dishwasher under, electric cooker and gas hob with stainless steel extractor hood over, fitted fridge and freezer, central heating thermostat.

INNER HALL/UTILITY AREA:

Space and plumbing for washing machine, central heating programmer, fitted shelving and storage, high level fuse box.

BEDROOM (S):

10'4" (3.15m) plus range of fitted wardrobes x 8'6" (2.61m). Radiator, TV aerial point.

SHOWER ROOM:

Fully aqua boarded walls, shower cubicle with mains shower unit, double glazed window, vanity wash basin with mixer tap, towel radiator, mirrored wall cabinet with light over.

SEPARATE W.C.:

Obscure double-glazed window, low level W.C., Worcester gas boiler (fitted in 2022).

OUTSIDE:

Well-tended and good-sized communal grounds with lawns, trees and shrubs, patio area with direct access leading on to 'The Downs', clothes drying area. Allocated off road parking space.

TENURE AND MAINTENANCE

Although technically leasehold for a term of 999 years from 1961 the lessees own the freehold of the block, and each lessee has an equal share. The most recent annual service charge we are advised amounted to £900 per annum. Peppercorn ground rent. We understand that holiday letting is not permitted, long letting is. Pets only with prior permission from the Freeholders.

ADDITIONAL INFORMATION

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

COUNCIL TAX:

Band A: £1705.88 payable for 2024/25 (excluding discounts).

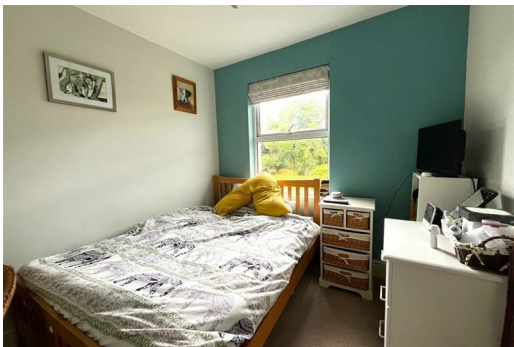
VIEWING:

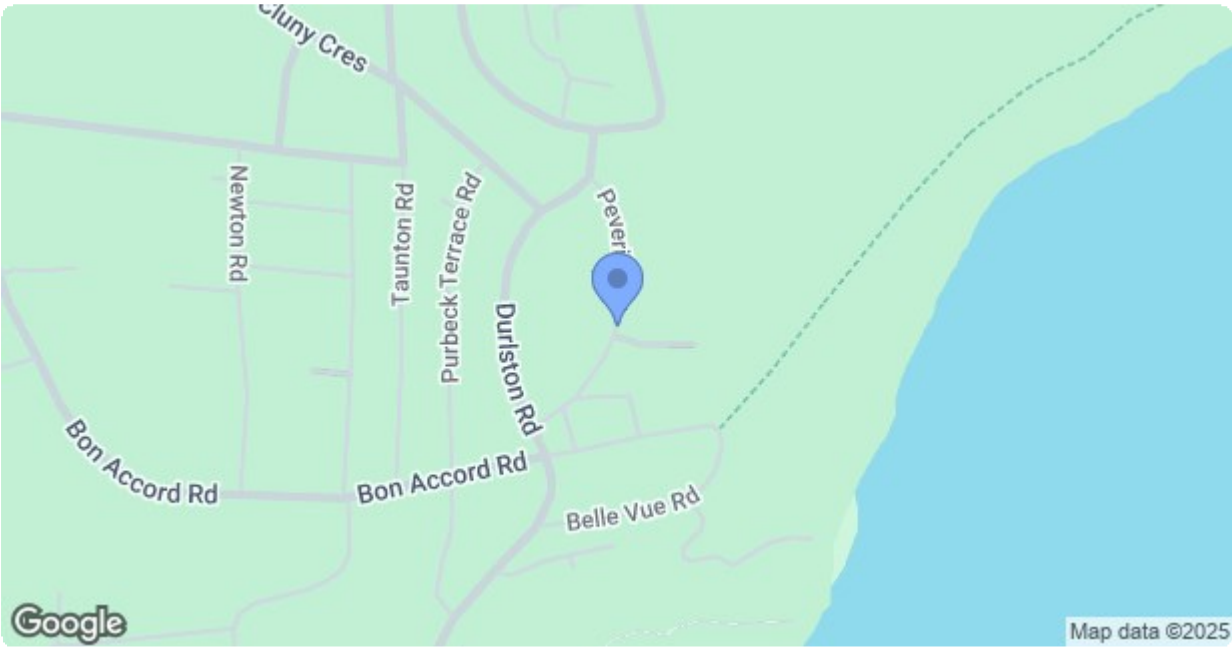
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

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.





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 