

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



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### **Victoria Avenue, Swanage, Dorset BH19 1AJ**

Spacious purpose-built ground floor flat extensively refurbished in 2020. Convenient level position. 2 bedrooms (1 en-suite shower room/W.C.), large dual aspect lounge/diner with access to own south facing terrace, kitchen, bath/shower room/W.C., electric heating, double glazing, garage with hardstanding parking in front, communal grounds.

- Ground floor flat in a convenient level position
- Kitchen
- Electric heating. Double glazing
- Being sold with no forward chain
- Extensively refurbished prior to current owners occupation (2020)
- Dual aspect lounge and dining room
- Garage (with parking in front)
- 2 bedrooms (1 en-suite shower room/W.C.)
- Bath/shower room/W.C.
- Own south facing terrace. Communal grounds

**Asking Price £325,000**

# Victoria Avenue, Swanage, Dorset BH19 1AJ

## SITUATION:

Just off Swanage town centre in a level position convenient for access to the amenities, beach and sea front.

## DESCRIPTION:

A spacious ground floor flat, within a block purpose-built, we understand, in 1976 of brick and Purbeck stone elevations. Extensively refurbished in 2020 the property has a large, dual aspect reception room with direct access on to its own south facing terrace and the communal grounds. The heating is all electric, mostly underfloor, and there is a main bath/shower room, and an en-suite to bedroom 1. The property is being sold with no forward chain.

## ACCOMMODATION:

Communal entrance with security entry phone system. Door to: FLAT 1.

## ENTRANCE HALL:

Part glazed wooden front door, security entry phone, cupboard housing fuse box, airing cupboard housing pressurized hot water cylinder and slatted shelving.

## BATH/SHOWER ROOM/ W.C:

Fully tiled walls and floor, Xpelair extractor, panelled bath, low level w.c., vanity wash basin with mixer tap, large shower cubicle with mains shower unit.

## BEDROOM 2 (N):

12'0" x 11'5" (3.67 x 3.48)

12'1" (3.67m) x 11'5" (3.48m). Wall mounted electric convector heater.

## BEDROOM 1 (S):

16'2" x 8'5" (4.94 x 2.58)

16'2" (4.94m) x 8'5" (2.58m). Wall mounted electric convector heater, fitted shelved cupboard. Door to: EN-SUITE SHOWER ROOM/W.C.: Low level W.C., illuminated mirror, vanity wash basin with mixer tap, aqua boarded shower cubicle with mains shower unit.

## KITCHEN (N):

11'11" x 8'9" (3.65 x 2.67)

12' (3.65m) x 8'9" (2.67m). Single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine, integrated dishwasher and further appliance space under, electric oven and hob with splash back and filter hood over, wall cupboards and shelving.

## LOUNGE/DINER (S & N):

30'8" x 12'5" (9.37 x 3.79)

30'9" (9.37m) into bay x 12'5" (3.79m) narrowing to 9'9" (2.99m). TV aerial point, double glazed patio doors leading to: own private TERRACE (S): 12'1" (3.69m) x 4'1" (1.25m). Gated access on to communal grounds.

## OUTSIDE:

The communal grounds comprise a lawned front garden, rear gardens with lawns and shrub beds, dustbin store and drying areas, rear access. To the rear, approached via a service road is: GARAGE: 15'9" (4.81m) x 7'9" (2.37m). Up and over door, electric light and power. Hardstanding parking on front.

## TENURE & MAINTENANCE:

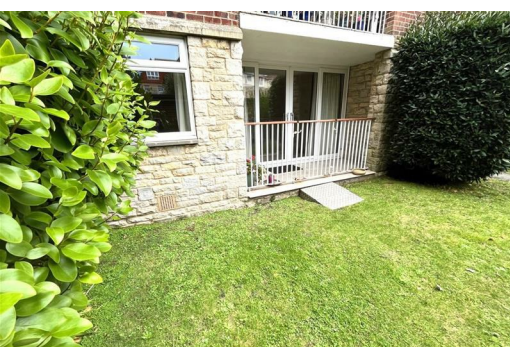
Although technically leasehold for a term of 999 years from 2016 we understand each lessee owns a share of the freehold.

Peppercorn ground rent. Current annual service charge amounts to £1418.00 paid in 4 instalments. We understand long letting is permitted but pets and holiday lettings are not.

## ADDITIONAL INFORMATION:

Property type: Purpose-built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains electric.

Broadband: FTTC (<https://checker.ofcom.org.uk/>). Mobile signal/coverage: Please see: <https://checker.ofcom.org.uk/>





**COUNCIL TAX;**

Band C: £2274.51 payable for 2024/25 (excluding discounts).

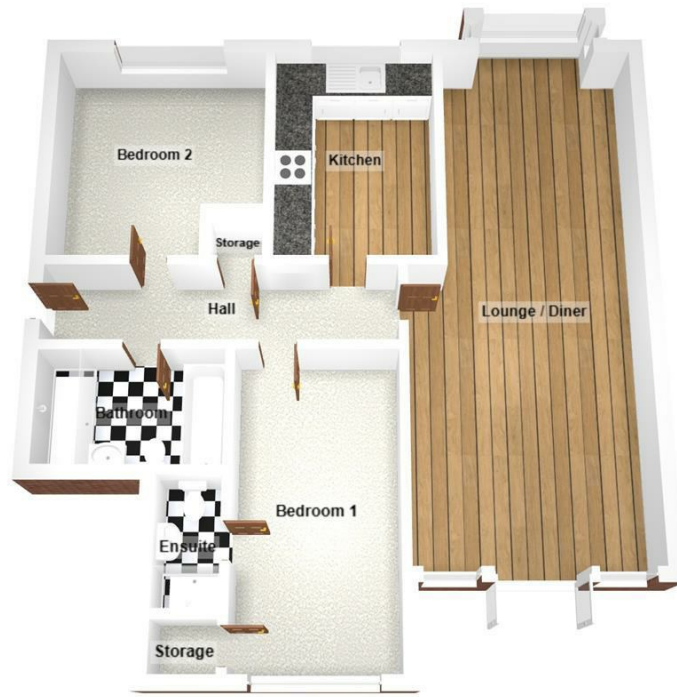
**VIEWING:**

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.

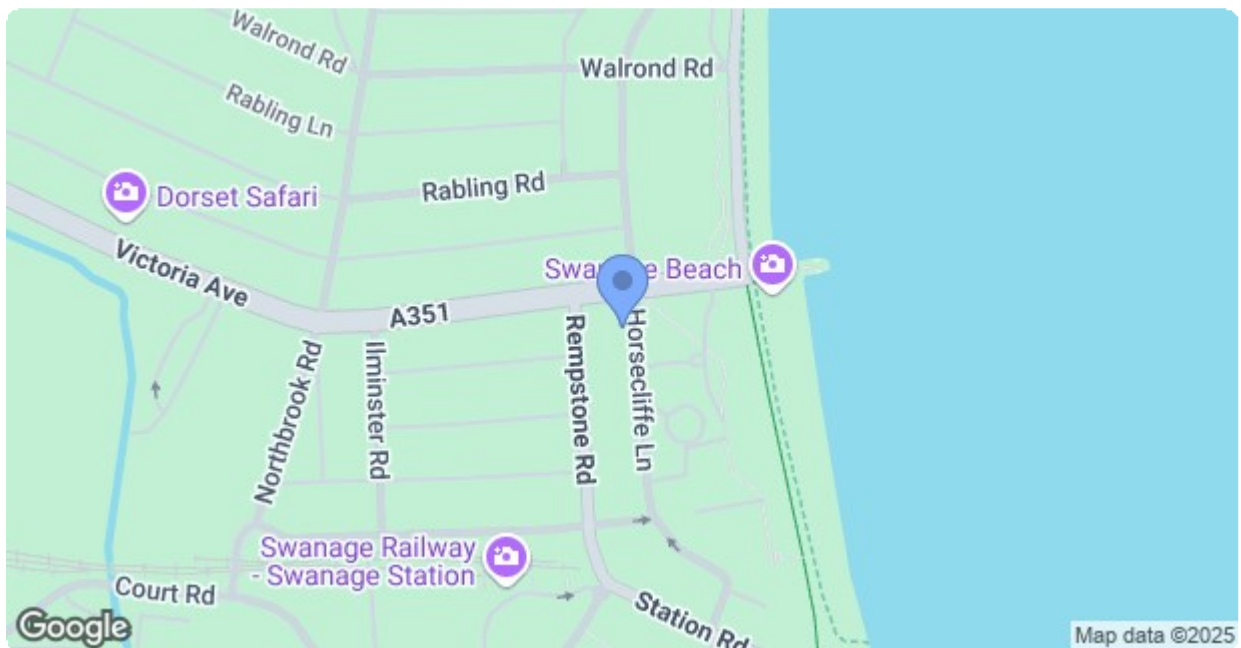
**The Property Misdescription Act 1991:**


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.





All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (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>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |