

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



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Northbrook Road, Swanage, Dorset BH19 1QJ

Purpose-built first floor flat with its own ground floor entrance. North of Swanage centre near Beach Gardens. 2 bedrooms, lounge/diner, kitchen, bathroom/W.C., gas central heating, double glazing, communal grounds with well maintained gardens, visitors/residents parking, garage, some hill views.

- Purpose-built first floor flat with its own ground floor entrance
- Kitchen
- Communal grounds with gardens and residents/visitors parking spaces
- Letting permitted. Peets with prior permission
- 2 bedrooms
- Bathroom/W.C.
- Garage
- Lounge/diner
- Gas central heating. Double glazing
- Some hill views

Asking Price £295,000

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SITUATION:

Approximately half a mile to the north of Swanage town centre close to the Beach Gardens with its bowling green, putting greens and tennis courts, convenient for access to the beach, seafront and open country walks.

DESCRIPTION:

A first floor flat purpose-built, we understand, in the 1970's within a block of rendered and Purbeck stone elevations under a tiled roof. This flat, which has its own ground floor entrance, has been long let by the current owners but is now being offered with vacant possession. The grounds are a particular feature of Dolphin Court with well maintained gardens and unallocated visitors/residents parking spaces. This flat has a garage.

ACCOMMODATION:

ENTRANCE LOBBY:

Double glazed front door and window, fuse-box, wall heater. Stairs to:

FIRST FLOOR:

LANDING (N):

LANDING (N): Airing cupboard housing pre-lagged hot water cylinder and slatted shelving, radiator, work surface with appliance space under, loft access.

BEDROOM 1 (W):

11'9" (3.59m) x 8'3" (2.52m). Built-in wardrobe, radiator, hill views.

BEDROOM 2 (W):

11'9" (3.59m) x 7'3" (2.21m). Radiator, hill views.

BATHROOM:

Obscure double-glazed window, low level w.c. and wash basin with tiled splash backs, panelled bath with mains shower unit over, fully tiled surround, radiator, extractor unit.

LOUNGE/DINER (E):

17'10" (5.45m) x 13'3" (4.05m). Radiator, TV aerial point. Door to:

KITCHEN (E & N):

10'8" (3.25m) x 5'6" (1.86m). Single drainer stainless steel sink unit and work surfaces with drawers, cupboards, space and plumbing for washing machine and space for fridge under, electric oven and hob with filter hood over, tiled splash backs, wall cupboards, Potterton boiler, hill glimpses.

OUTSIDE:

The block has communal grounds which are well maintained with garden which are mainly lawned, flower and shrub beds and ornamental trees. Clothes drying and dustbin areas. Visitors/residents unallocated parking spaces. Single garage with up and over door (yet to be accessed).

TENURE & MAINTENANCE:

Although technically leasehold for a term of 999 years from 25/12/1976 we understand each lessee owns a share of the freehold. Peppercorn ground rent. Most recent annual service charge amounted to £700. We understand lettings are permitted (although not Air BnB) as are pets with approval.

SERVICES:

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

COUNCIL TAX:

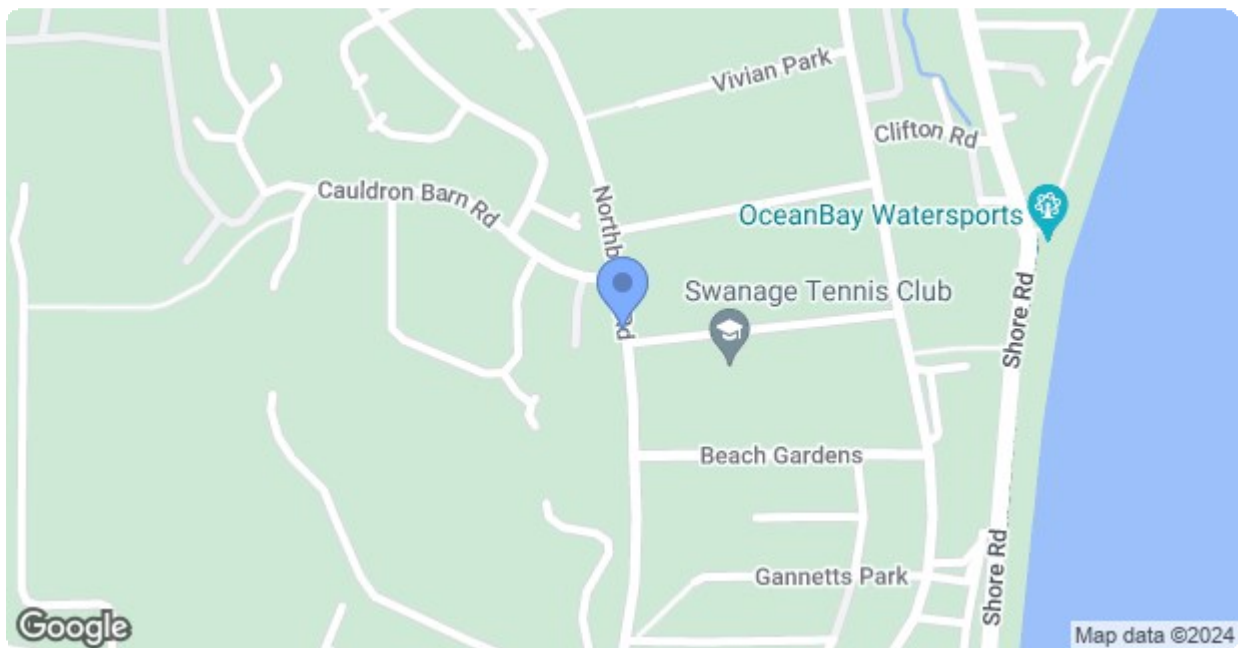
Band C: £2274.51 payable for 2024/25 (excluding discounts).

VIEWING:



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.





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	