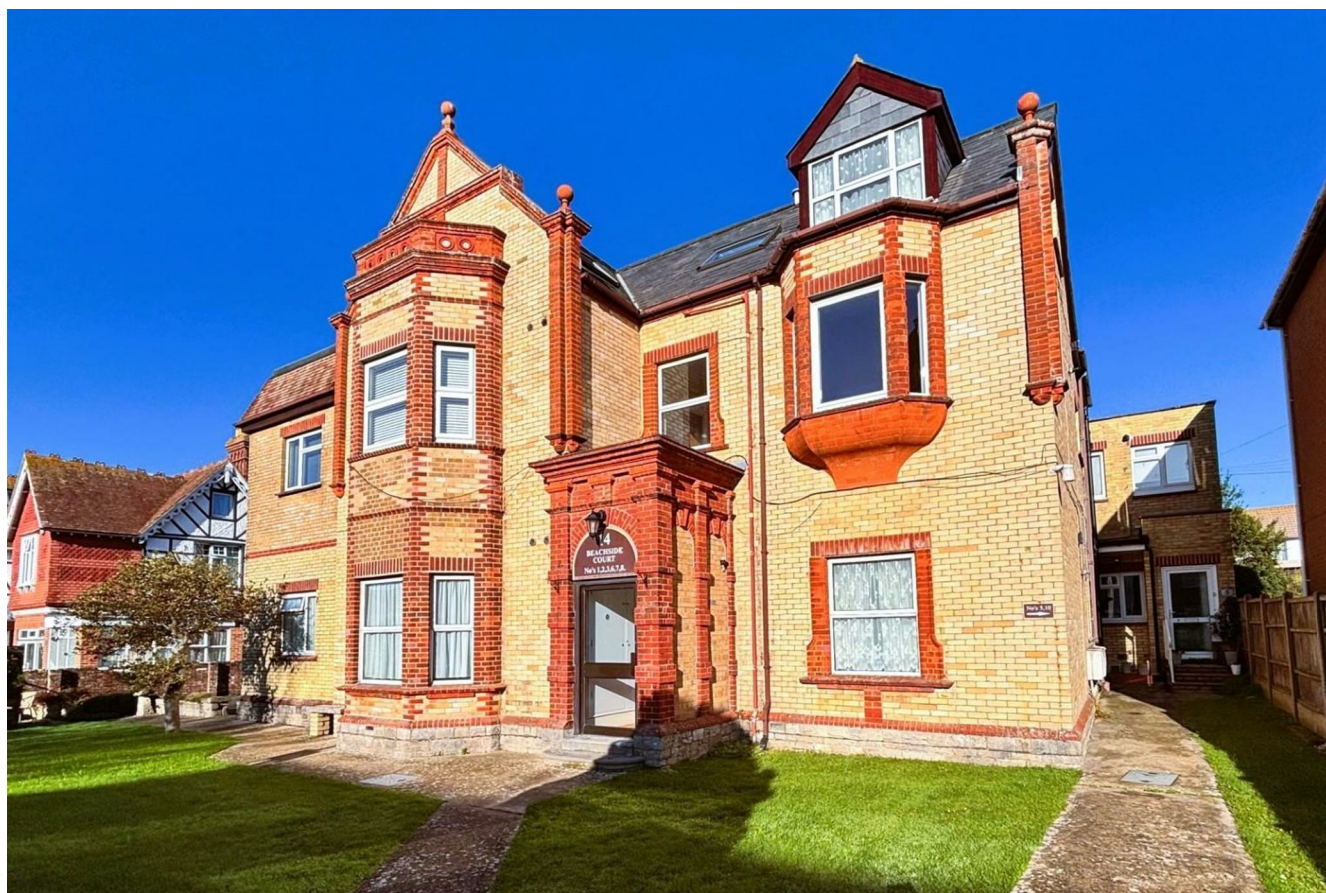


RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Victoria Avenue, Swanage, Dorset BH19 1AN

South facing ground floor flat in a level position close to the beach & town centre. 2 Bedrooms, south facing lounge/kitchen/diner, bathroom/W.C., gas central heating, double glazed windows, allocated parking, communal front garden. No forward chain!

- Converted ground floor flat
- South facing open plan lounge/diner and kitchen
- Communal garden
- Needs updating
- Level position near town and beach
- Bathroom/W.C.
- Allocated parking
- 2 bedrooms
- Gas central heating. Double glazing
- Share of freehold

Asking Price £228,500

Victoria Avenue, Swanage, Dorset BH19 1AN

SITUATION:

In a level position just off the town, seafront and main beach, convenient for access to all the town centre amenities which include shops, Post Office, health centre, taxi rank, bus station with services to Poole and Bournemouth, and the Heritage Steam Railway Station.

DESCRIPTION:

A ground floor flat forming part of a character building that was converted and extended, we understand, in 1987. Used as a family holiday home, but equally suitable as a main residence the property has a breakfast bar in the kitchen which is open plan with the south facing lounge/diner. The grounds are communal with front garden, drying and dustbin areas, and an allocated parking space approached via a rear service lane.

ACCOMMODATION:

Communal entrance with security entry-phone system.

ENTRANCE HALL:

Wooden front door, security entry-phone, radiator, central heating programmer.

LOUNGE/KITCHEN/DINER (S):

17'7" x 8'9" (5.36 x 2.67)

Plus Bay, Two radiators, TV aerial point. KITCHEN

AREA: 10'8" (3.30m) x 7'3" (2.20m). Breakfast bar with seating, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, space for fridge, space for washing machine, electric cooker and gas hob with filter hood over, tiled splash backs, wall cupboards.

BEDROOM 2 (S/W):

12'4" x 9'4" (3.78 x 2.85)

Radiator, cupboard housing Ariston boiler

BATHROOM/W.C.:

Half-tiled walls, fully tiled around panelled bath with mixer tap/shower attachment, extractor, radiator, wash basin, low level w.c.

BEDROOM 1 (W):

12'4" x 10'5" (3.77 x 3.18)

Built-in double wardrobe and shelf, radiator.

OUTSIDE:

Communal grounds with the front garden laid mainly to lawn, clothes drying and dustbin areas. Rear service lane provides vehicular access leading to the parking space allocated to this property.

TENURE & MAINTENANCE:

Technically leasehold for an initial term of 99 years from 1988, although each lessee owns a share of the freehold and the current owners are arranging for the lease to be extended before completion of the sale of the property, exact terms to be confirmed. The current annual service charge, to include a contribution to the buildings Insurance, amounts to £1140.00 per annum (paid in 12 monthly instalments of £95) We understand that long letting is permitted however holiday letting and pets are not.



ADDITIONAL INFORMATION:

Property type: Ground floor 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 C. Amount payable 2025/2026: £2390.61 (excluding any discounts. or additional home premiums).

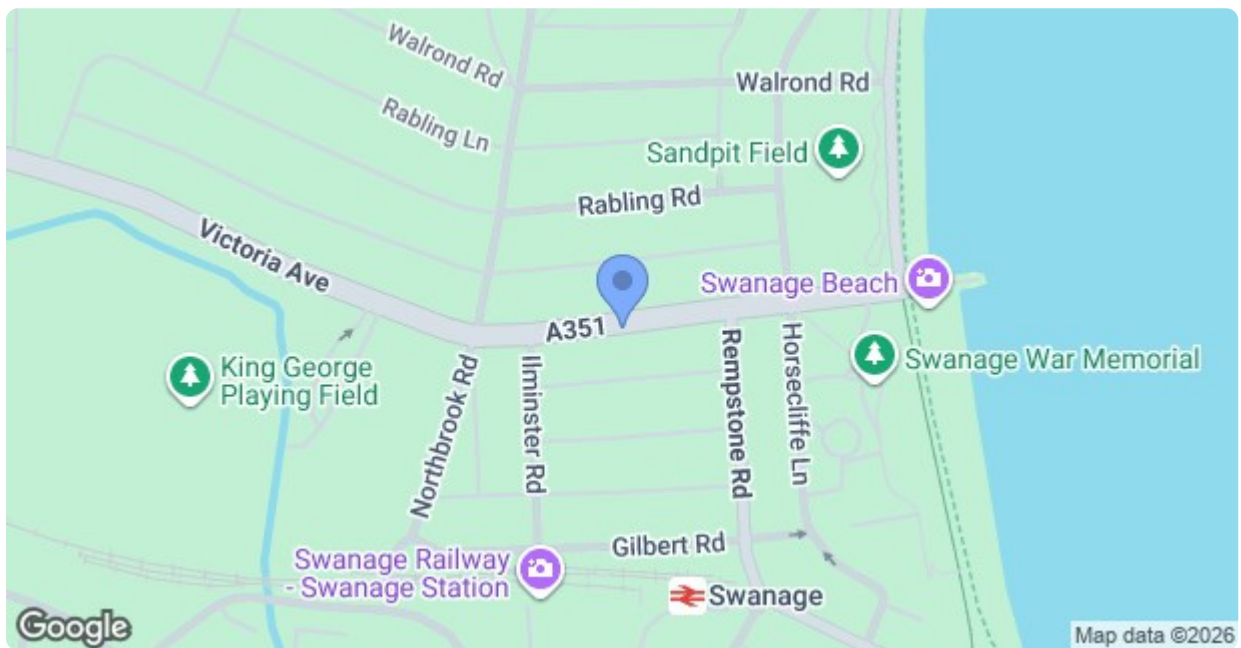
VIEWINGS:

Strictly by appointment only please with the Agents Miles and Son. Our office is open
Monday to Friday 9am to 5pm, and Saturday 9am to 3pm April to September
inclusive, 9am to 12.30pm on Saturdays at other times. Open throughout lunch times.

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	