

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



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### **Ilminster Road, Swanage, Dorset BH19 1DZ**

Purpose-built ground floor flat in a convenient level position. 3 bedrooms, lounge/diner, kitchen, newly fitted shower room, separate w.c., gas central heating, double glazing, garage, communal grounds and gardens, visitors parking space. Being sold with NO FORWARD CHAIN!

- Purpose-built ground floor flat
- 1 reception room
- Gas central heating. Double glazed windows
- Being sold with NO FORWARD CHAIN!
- Level position convenient for town and beach
- Kitchen
- Communal grounds
- 3 bedrooms
- Re-fitted shower room/W.c.
- Garage

**Asking Price £270,000**

## Ilminster Road, Swanage, Dorset BH19 1DZ

### SITUATION:

In a level position just off Swanage town centre, convenient for access to the main amenities, Steam Railway station, taxi and bus ranks (with services to Poole and Bournemouth), the main beach and seafront.

### DESCRIPTION:

A ground floor flat, one of 25 in two blocks purpose-built, we understand, in the late 1970's of brick and Purbeck stone elevations. This flat has a garage, three bedrooms, and the current owner has recently had the shower room re-fitted. There are communal grounds with gardens and additional visitors parking spaces. This property is being sold with NO FORWARD CHAIN!

### ACCOMMODATION:

Communal entrance with security entry-phone system.

### ENTRANCE LOBBY:

Newly installed double glazed fire door, cupboard housing fuse box. Door to:

### HALL:

Security entry-phone, shelved store cupboard.

### SEPARATE W.C.:

Low level w.c., wash basin with tiled and mirrored splash back, radiator, shelved cupboard, extractor.

### SHOWER ROOM:

Newly re-fitted, tiled floor, towel radiator, vanity wash basin with mixer tap, half tiled walls, fully tiled shower cubicle with mains shower unit, extractor.

### BEDROOM 3 (W):

7'7" (2.31m) x 6'11" (2.11m). Radiator.

### BEDROOM 2 (S):

11'7" (3.53m) max. into door well x 10'11" (3.33m). Radiator.

### BEDROOM 1 (S):

11'7" (3.53m) x 9'4" (2.84m) plus range of fitted mirrored wardrobes to one wall. Radiator.

### LOUNGE/DINER (E):

16'3" (4.95m) x 13'7" (4.14m). Radiator, TV aerial point, telephone point, box bay window with secondary double-glazed unit. Door to:

### KITCHEN (E):

11'7" (3.53m) x 9'3" (2.824m). Single drainer sink unit with mixer tap and work surfaces with drawers and cupboards under, radiator, space for fridge/freezer, sliding shelved cupboard, space and plumbing for slimline washing machine, electric hob, microwave and oven, tiled splash backs, wall cupboards, filter hood, broom cupboard, Worcester boiler.

### OUTSIDE:

GARAGE: 16'1" (4.9m) x 8'2" (2.49m). Up and over door electric door, light and power. Communal grounds with areas of lawned gardens, flower and shrub beds, drying areas, visitor's car parking spaces.

### TENURE AND MAINTENANCE:

Although technically leasehold for the balance of 999 years from 1978 at a peppercorn ground rent, each lessee owns a share of the freehold. Annual service charge/maintenance amount to £1626.00 per annum, payable in quarterly instalments. We understand long letting is permitted, although pets and holiday letting are not.

### ADDITIONAL INFORMATION

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



**COUNCIL TAX:**

Band C: £2504.96 payable for 2026/27 (excluding discounts).

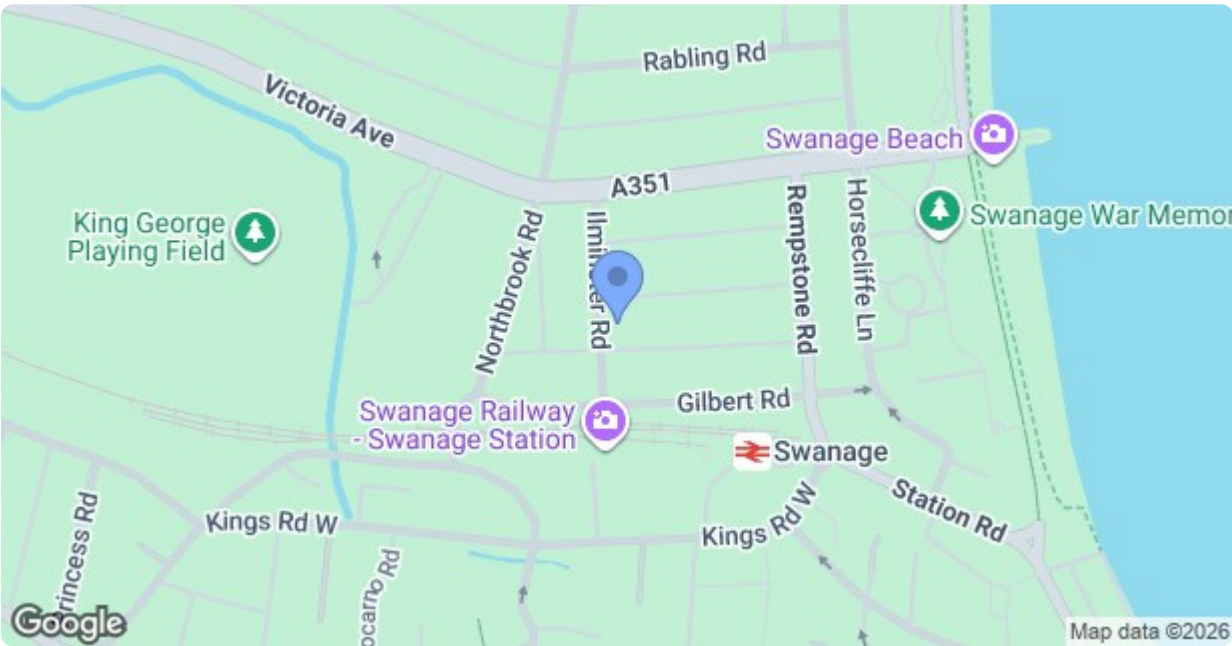
**VIEWING:**

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) <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<br>2002/91/EC  |