

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



Priests Road, Swanage, Dorset BH19 2RG

SITUATION: In an elevated residential position to the south – west of Swanage with access to open country walks approximately half a mile from the main town centre amenities, beach and seafront, local convenience store nearby.

DESCRIPTION: A ground floor flat, one of four in a purpose-built block, we understand in 2006 of brick elevations under an interlocking tiled roof. The current owner has improved the property in recent years with the installation of a new Worcester boiler in 2023. The block has communal gardens and the flat has hill views with sea views from the rear garden.

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|--|------------------------------------|---|
| ■ Ground floor flat | ■ 2 Bedrooms | ■ Parking |
| ■ Communal gardens | ■ Own private entrance | ■ Hill & Sea views |
| ■ Approximately half a mile to the main town amenities, beach and seafront | ■ Local convenience store near by. | ■ Good sized lounge/diner with Bay window with views. |

Asking Price £235,000

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ACCOMMODATION:

Own private entrance.

ENTRANCE HALL:

Storage cupboard, radiator.

LOUNGE/DINER (N):

20'8" x 14'8" (6.32 x 4.48)

20'9" (6.32m) x 14'8" (4.48m). Radiator, bay window, telephone point, TV aerial point. Hill views.

BATHROOM/W.C.:

Fully tiled, panelled P- shape bath with mixer tap/ shower attachment, radiator, wash basin with mixer tap, low level W.C, extractor fan.

KITCHEN (W):

9'11" x 7'10" (3.04 x 2.41)

10' (3.04m) x 7'11" (2.41m). Single drainer stainless steel 1½ bowl sink unit with mixer tap and adjoining work surfaces with drawers, cupboards, space for washing machine under, integrated fridge and freezer, electric oven and gas hob with stainless steel extractor hood over, wall cupboards.

BEDROOM 2 (S):

11'8" x 6'9" (3.57 x 2.08)

11'9" (3.57m) x 6'10" (2.08m). Radiator, fitted wardrobe.

BEDROOM 1 (S):

11'8" x 9'7" (3.57 x 2.93)

11'9" (3.57m) x 9'7" (2.93m). Radiator, fitted wardrobe, view to upper gardens.

OUTSIDE:

Communal gardens front and rear, decking, sheds, hill & sea views, flower and shrub beds and borders. Dustbin and clothes drying areas. Parking with this property is at the rear, entrance adjacent to the building, one dedicated space and two shared visitor bays.

TENURE & MAINTENANCE

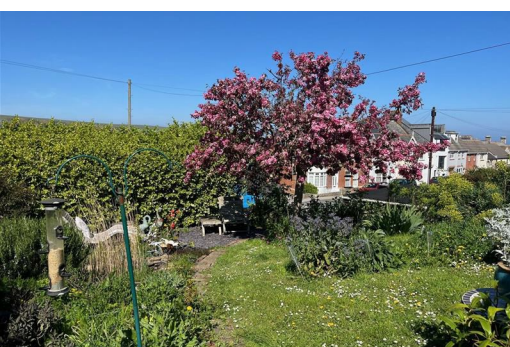
Although technically leasehold for a term of 999 years from 01/01/2006, we understand each lessee owns a share of the freehold. Peppercorn ground rent. Current annual service charge amounts to £550 per annum. Pets subject to written permission from the Management Co. Long lets permitted, holiday lets are not.

ADDITIONAL INFORMATION:

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



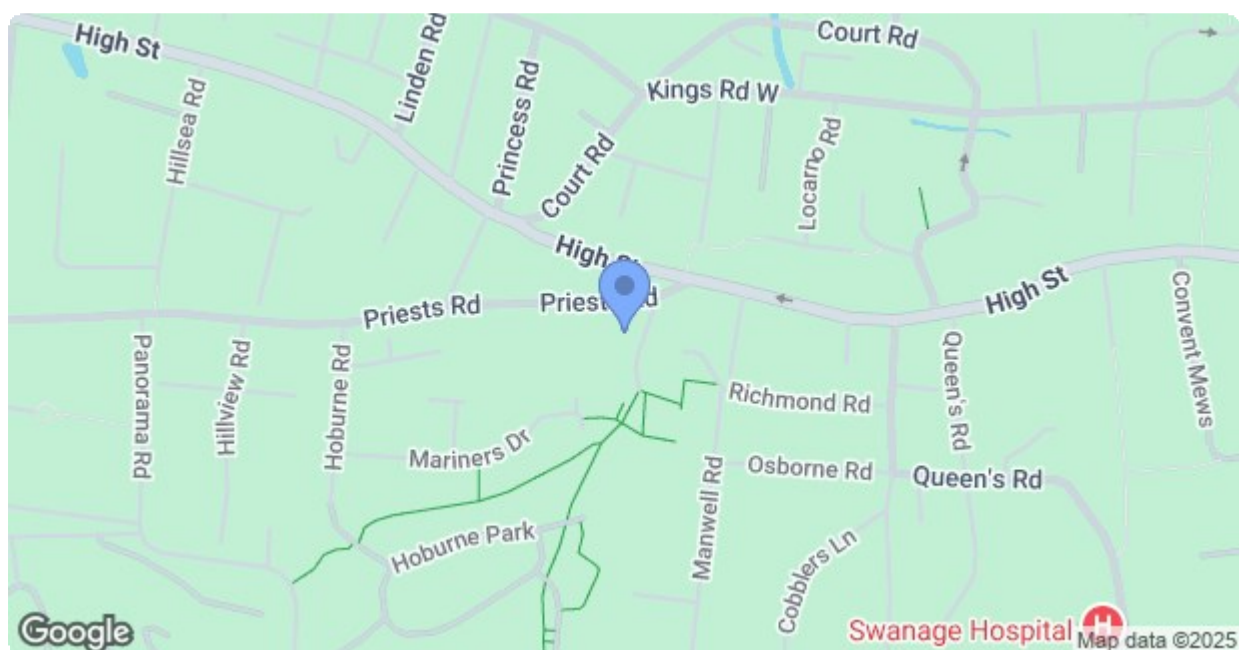
VIEWING:

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	