

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



De Moulham Road, Swanage, Dorset BH19 1PA

Good-sized purpose-built ground floor flat situated to the North of Swanage centre. 2 bedrooms, west facing lounge/diner, kitchen, shower room, separate W.C., gas central heating. double glazing, garage, access to patio and communal grounds.

- Purpose-built ground floor flat
- Re-fitted kitchen
- Gas central heating
- Access on to patio and communal grounds
- 2 bedrooms
- Shower room
- Double glazing
- West facing lounge/diner
- Separate W.C.
- Garage

Asking Price £275,000

De Moulham Road, Swanage, Dorset BH19 1PA

SITUATION:

To the north of Swanage within $\frac{3}{4}$ of a mile of the main town centre amenities, convenient for access to the beach, seafront, and the Beach Gardens with bowling green, putting greens and tennis courts.

DESCRIPTION:

A ground floor flat, one of twenty-four in four separate purpose-built blocks with six flats in each. The blocks have rendered and brick elevations under mansard style roofs and sit within their own grounds. This flat has been updated by the current owner and has a re-fitted kitchen. The property has gas central heating, and the main room faces west with its own patio door leading on to the communal grounds.

ACCOMMODATION:

Communal entrance with lobby, inner door to: COMMUNAL HALL: Further lobby and doors to rear access. Door to:

HALL:

Wooden front door, parquet flooring, cupboard housing fuse box, radiator, two storage/linen cupboards.

KITCHEN (E):

9'11" (3m) x 7'7" (2.3m). Single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, electric oven and microwave, electric hob with extractor over, tiled splash backs, integrated fridge and freezer, cupboard housing Worcester boiler, wall cupboards.

SHOWER ROOM:

Obscure double-glazed window, tiled floor and walls, shower cubicle with electric shower unit, vanity wash basin, towel radiator, mirrored wall cabinet.

SEPARATE W.C.:

Obscure double-glazed window, fully tiled walls and floor, low level W.C.

LOUNGE/DINER (W):

16'9" (5.1m) x 12'6" (3.8m). Parquet flooring, radiator, TV aerial point, wall light, UPVC double glazed door leading to the communal gardens.

BEDROOM 2 (E):

11' (3.35m) x 10' (3.05m). Radiator, built-in wardrobes with storage over.

BEDROOM 1 (S & W):

14'4" (4.4m) x 9'10" (3m). Radiator, built-in wardrobes with storage over.

OUTSIDE:

Communal ground with lawned gardens to the front, flower and shrub beds. To the rear of the flats are garages with one allocated to this flat. GARAGE: 17'5" (5.31m) x 8'5" (2.57m) and an opening width of 7' (2.14m). Up and over door, shelved storage.

TENURE & MAINTENANCE:

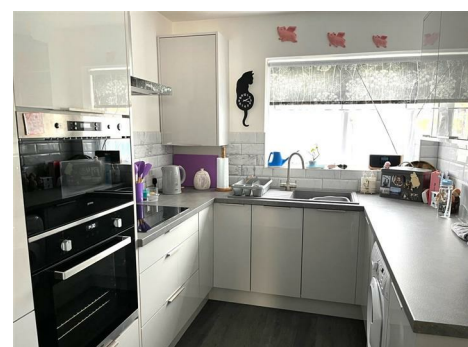
Although technically leasehold for a term of 999 years from 1965 we are advised each lessee owns a share of the freehold and as a group administer the management of the block, therefore no ground rent is payable. Current service charge amounts to £1980.00 per annum (paid in monthly instalments of £165.00). We are advised that long letting is permitted, holiday letting is not. Pets with prior approval.

ADDITIONAL INFORMATION

Property type: Purpose-built 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: £2274.51 payable for 2024/25 (excluding discounts).

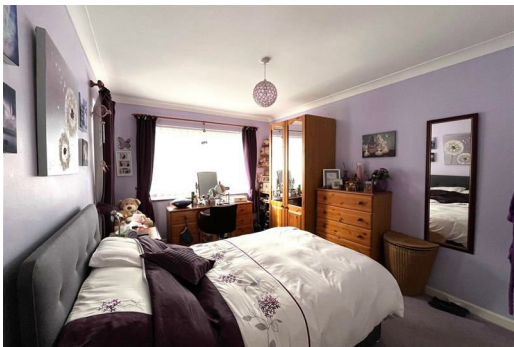


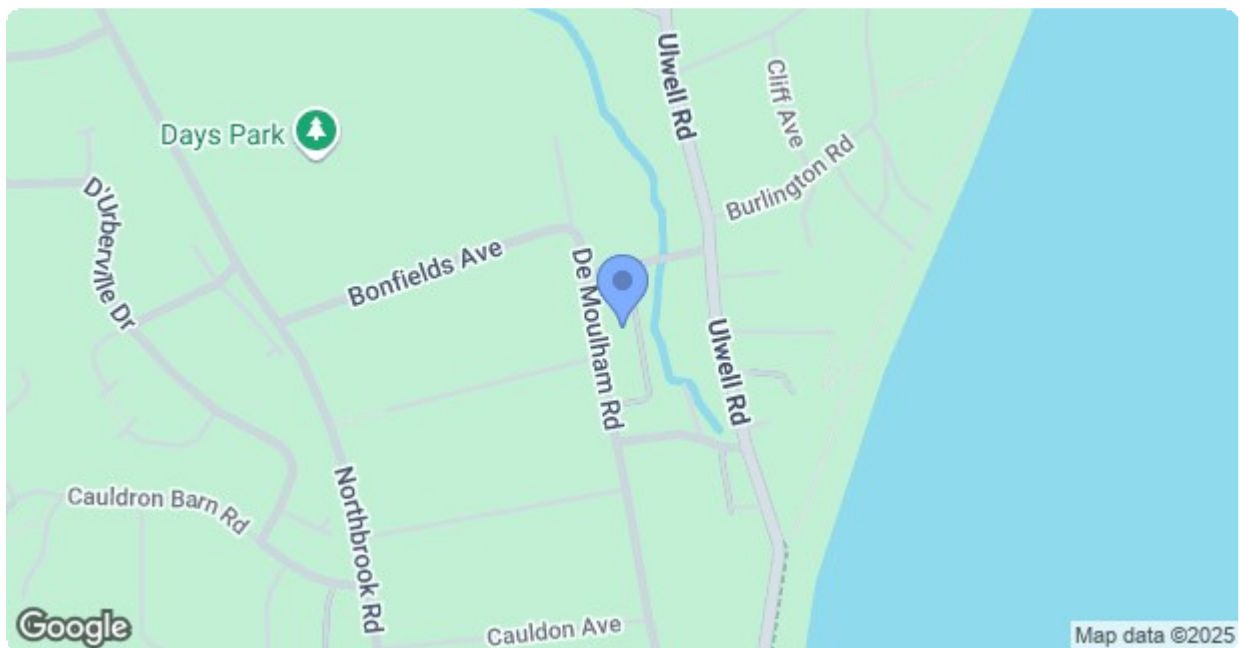
VIEWING:

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) 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 