

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



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(24 hours)  
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## **Kings Road West, Swanage, Dorset BH19 1HQ**

BUY TO LET INVESTMENT opportunity. Purpose built ground floor flat being sold with TENANT IN SITU at a current rent of £705 pcm. 1 bedroom, south facing lounge, kitchen, bathroom/W.C., gas central heating, double glazed windows, communal grounds with allocated parking space.

- BUY TO LET INVESTMENT
- South facing lounge
- Gas central heating
- TENANT IN SITU paying £705 pcm.
- Purpose-built ground floor flat
- Kitchen
- Double glazed windows
- 1 bedroom
- Bathroom/W.C.
- Communal grounds with allocated parking space

**Asking Price £149,950**

# Kings Road West, Swanage, Dorset BH19 1HQ

## SITUATION:

In a level position approximately ¼ of a mile to the west of Swanage town centre and convenient for the main beach and seafront.

## DESCRIPTION:

A ground floor flat within a block purpose-built, we understand, in the 1980's of brick, part tile hung and rendered elevations under an interlocking tiled roof. The property is being sold with the tenant in situ on an assured shorthold tenancy at a current rent of £705 pcm. The tenancy is arranged through Miles and Son.

## ACCOMMODATION:

Communal entrance with part glazed front door.

## ENTRANCE LOBBY:

Wooden front door.

## LOUNGE (S):

11'9" x 10'11" (3.59 x 3.34)

11'9" (3.59m) x 11' (3.34m). Radiator, TV aerial point, telephone point, central heating thermostat, cupboard housing 'Vaillant' gas boiler and fuse box. Arched opening to:

## KITCHEN:

8'5" x 5'2" (2.59 x 1.6)

8'6" (2.59m) x 5'3" (1.6m). Stainless steel single drainer sink unit and work surfaces with drawers, cupboards, space and plumbing for washing machine under, electric cooker space, space for fridge/freezer, tiled splash backs, wall cupboards, radiator.

## BATHROOM/W.C:

Obscure double-glazed window, half tiled walls, panelled bath with mixer tap/shower attachment and fully tiled surround, wash basin, low level W.C., radiator, extractor.

## BEDROOM (N):

10'1" x 7'1" (3.09 x 2.16)

10'2" (3.09m) x 7'1" (2.16m). Radiator.

## OUTSIDE:

To the front are some small, gravelled garden areas (communal). Arched driveway provides vehicular access to the communal grounds at the rear with allocated parking space, clothes drying and dustbin areas.

## ADDITIONAL INFORMATION:

Property type: Flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Gas. Broadband: Fttc (checker.ofcom.org.uk). Mobile signal/coverage: Please see: checker.ofcom.org.uk.

## SERVICES:

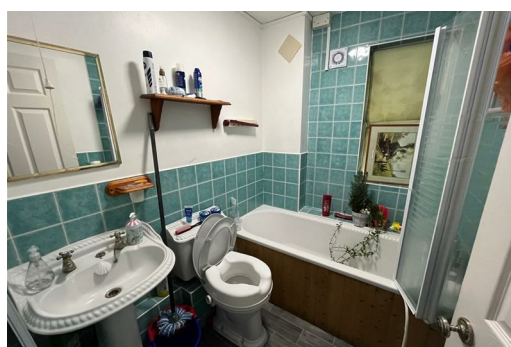
All main services are connected. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.

## COUNCIL TAX:

Band A: £1705.88 payable for 2024/25 (excluding discounts).

## VIEWING:

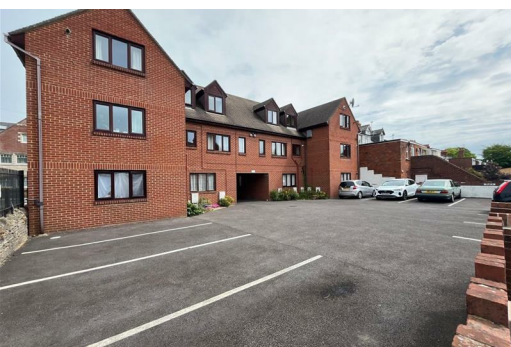
By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9.00am-5/5.30pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.



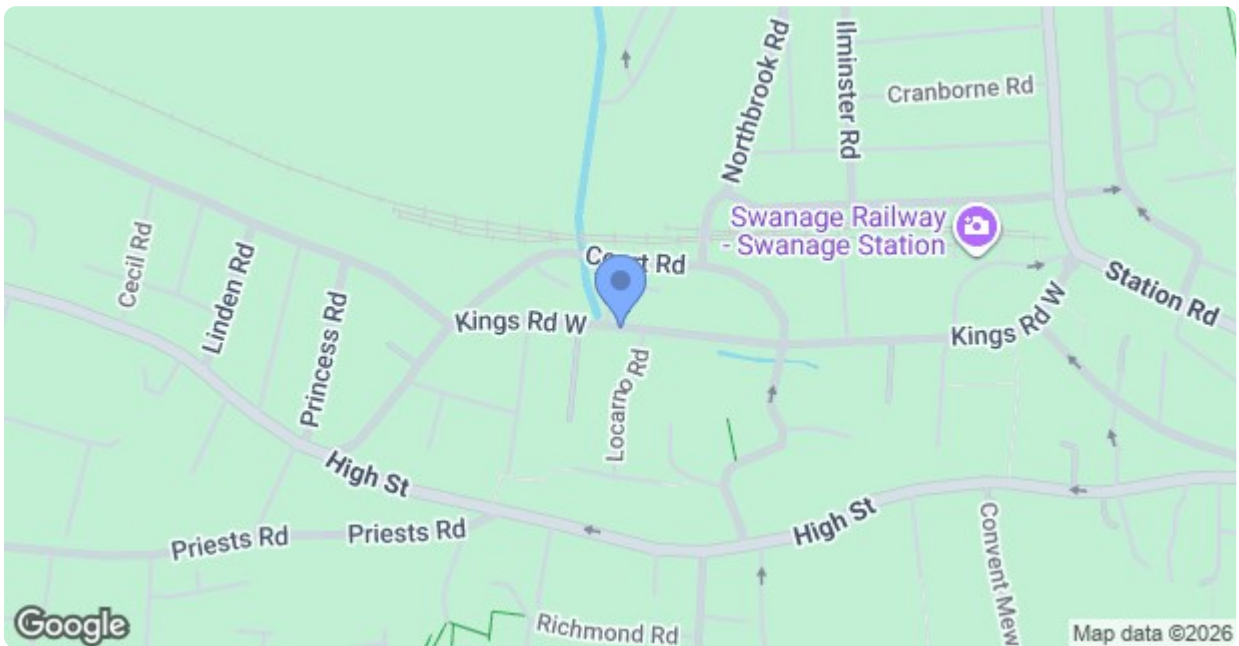
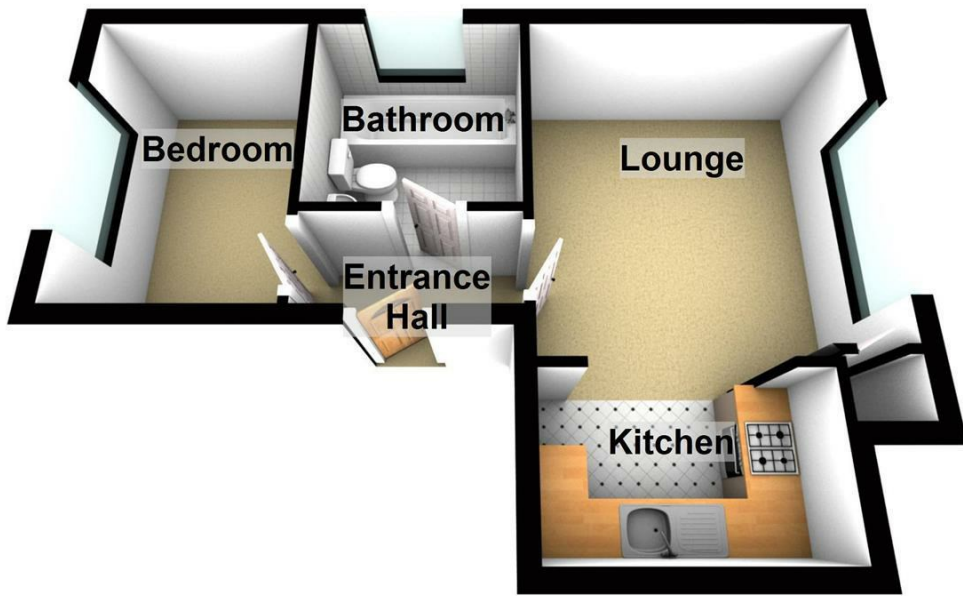
**The Property Misdescription Act 1991:**

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.

**Photos to be added**



# Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	