

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW

Opposite the Steam Railway Station



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(24 hours)

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Stafford Road, Swanage, Dorset BH19 2BQ

A purpose built flat occupying a first floor position within the block but with access to its own garden. 2 bedrooms (1 with en-suite shower room), lounge/diner, kitchen, bathroom/W.C., gas central heating, double glazing, lift serves the block, gated access, allocated parking, communal grounds with drying area.

- Purpose-built garden flat
- Lounge/diner
- Bathroom/W.C.
- Lift serves block
- 1st floor position in the block
- Kitchen
- Gas C.H. Double glazing
- 2 bedrooms
- En-suite shower room/W.C.
- Parking (gated access)

Asking Price £275,000

Stafford Road, Swanage, Dorset BH19 2BQ

SITUATION:

In an elevated position just south of Swanage town centre around ¼ of a mile from the main amenities, beach and sea front.

DESCRIPTION:

A flat with its own enclosed garden, and occupying a first floor position within a block purpose-built, we understand, in 1999 of brick elevations with stone quoins under an interlocking tiled roof. There is allocated off road parking with gated access, a lift serving the block and communal grounds with clothes drying and dustbin areas. The flat is being sold with no forward chain.

COMMUNAL ENTRANCE:

Security entry phone system, stairs or lift to: FIRST FLOOR

ENTRANCE HALL:

Wooden front door, security entry-phone, central heating programmer, radiator, shelved linen cupboard housing fuse box, storage cupboard.

BEDROOM 1 (N):

(10'11") x (9'5"). ((3.34m) x (2.88m).)

View to the Purbeck Hills, radiator, telephone point, built-in mirror fronted wardrobes. Door to:

EN-SUITE SHOWER ROOM:

Fully tiled walls, wash basin with mixer tap, low level w.c., radiator, shower cubicle with mains shower unit, extractor unit, strip-light/shaver point.

BEDROOM 2 (W):

(10'9") x (7'11") into bay window. ((3.3m) x (2.43m) into bay window.)

Radiator, built-in wardrobe.

BATHROOM/W.C:

Fully tiled walls, low level w.c., wash basin with mixer tap, panelled bath with mixer tap/shower attachment, extractor unit, radiator, strip-light/shaver point.

LOUNGE/DINER (S & E):

(7.38m) x (4.34m) plus bay window.

2 radiators, TV aerial point, telephone point, UPVC double glazed door to garden. Double doors to:

KITCHEN (W):

(11'9") x (5'9"). ((3.59m) x (1.76m).)

Single drainer sink unit with mixer tap and work surfaces with drawers, cupboards and washing machine under, built in fridge and freezer, inset electric hob, double oven, wall cupboards, one housing Worcester gas boiler, tiled splash backs.

OUTSIDE:

This flat has its own enclosed garden with a southerly aspect, accessed from the lounge with paved patio area, flower and shrub beds. Electrically operated gates lead in to the parking area with space allocated to this flat. Communal grounds within Purbeck stone boundary walls with a garden area, clothes drying and dustbin areas.

TENURE & MAINTENANCE:

Technically leasehold, we are advised, for a term of 125 years from 1999, although we understand each lessee owns a share of the freehold and, as a company, Stafford House Management Ltd (Swanage), manage, insure and upkeep the block. The most recent maintenance charge for this flat was £545 for a six month period. We are further advised that pets (with approval) and lettings are permitted.

SERVICES:

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



COUNCIL TAX:

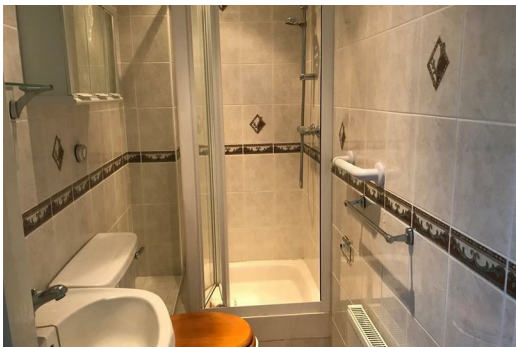
Band D: £2022.00 payable for 2018/19 (excluding discounts).

VIEWING:

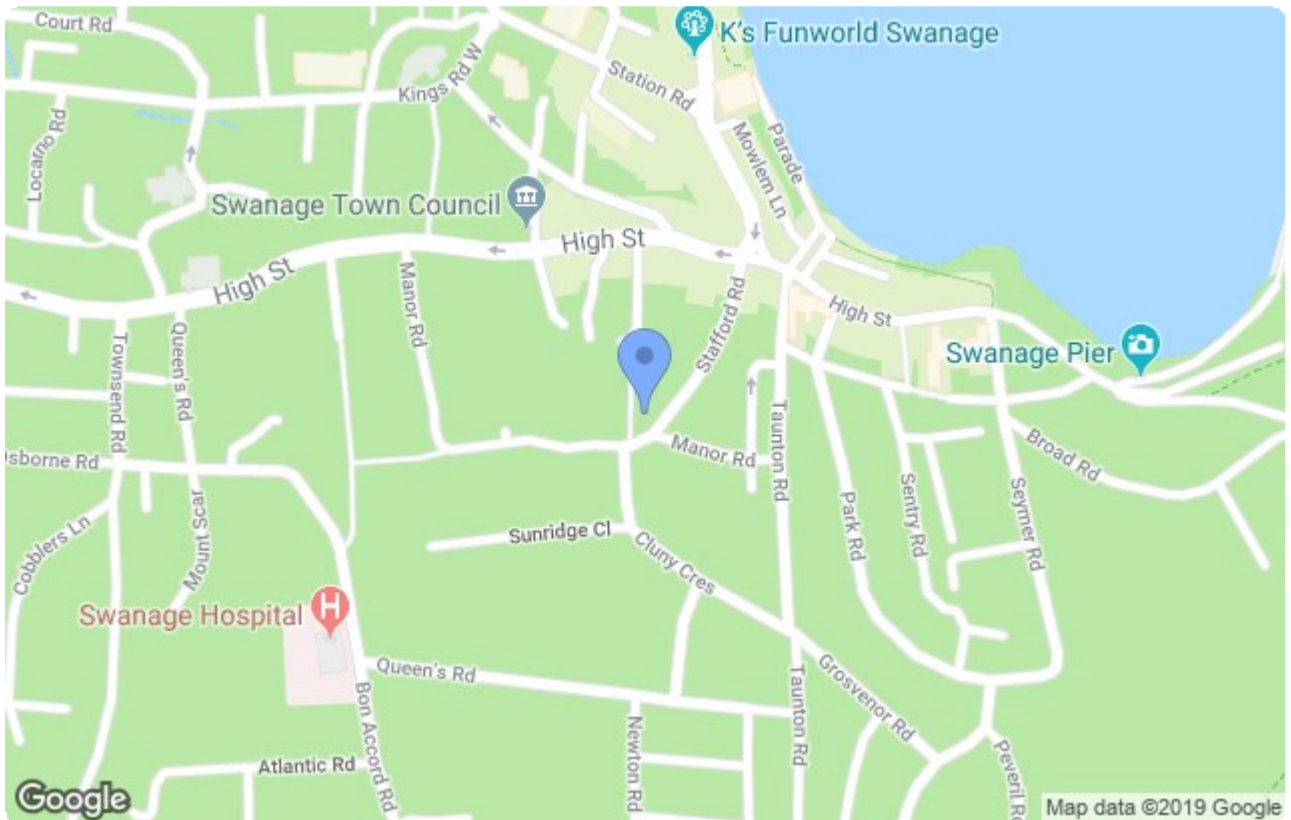
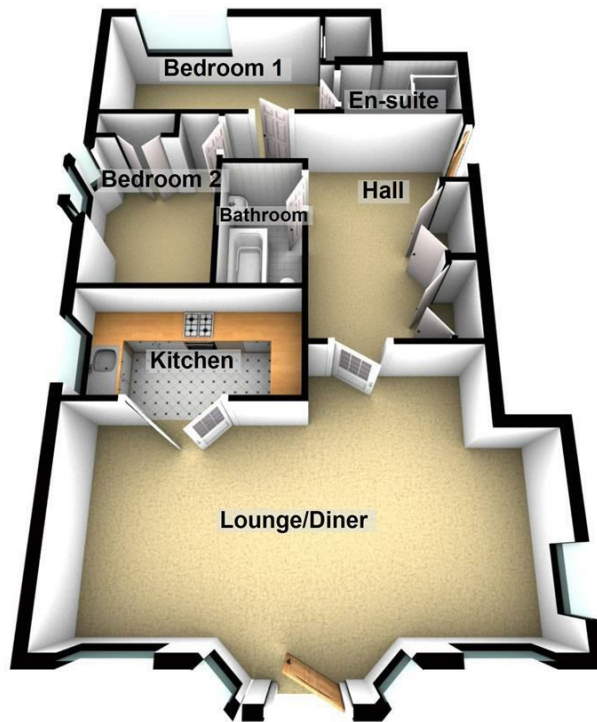
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5.30 pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

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. Room measurements, taken in accordance with the RICS recommended practice, to the nearest three inches. Site measurements where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. An appointment to view should be made and all negotiations conducted through Miles & Son.



First Floor



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		75	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	78
EU Directive 2002/91/EC			