

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



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## 29, Park Road, Swanage, Dorset BH19 2AA

A first floor flat, one of fifteen within a block purpose-built of brick elevations under slate roofs in 1987. Having previously been successfully long let the flat is now being offered with VACANT POSSESSION and NO FORWARD CHAIN.

The current owners have re-fitted the kitchen and shower room but the flat offers scope for further refurbishment, hence the recent and substantial reduction in asking price.

There is a garage and store belonging to this flat and well-maintained communal grounds.

The residents own the freehold of the block between them.

- Purpose-built first floor flat
- 1 reception room
- Gas central heating. Double glazing
- In need of some further updating and redecoration
- Balcony and view of the sea
- Kitchen
- Garage and store
- 2 bedrooms
- Shower room/W.C.
- Communal grounds

**Asking Price £249,950**

## 29, Park Road, Swanage, Dorset BH19 2AA

### SITUATION:

To the south of Swanage within ½ a mile of the main town centre amenities, beach, seafront, & Victorian Pier, convenient for access to cliff-top walks via The Downs which are almost adjacent to the block.

### DESCRIPTION:

A first floor flat, one of fifteen within a block purpose-built of brick elevations under slate roofs in 1987. This flat has a lounge/diner with sliding doors leading to a covered balcony. The block has communal gardens and there is a garage and store belonging to this flat. The residents own the freehold and we are advised long letting is permitted.

### ACCOMMODATION:

Communal entrance with security entry phone system. Stairs to:

### FIRST FLOOR

#### ENTRANCE LOBBY:

Wooden front door, cupboard with coats hooks housing fuse box. Door to:

#### HALL:

Radiator, store cupboard.

#### SHOWER ROOM/W.C.:

Vanity wash basin with mixer tap and low level W.C., with tiled surrounds, radiator, extractor unit, mirrored cupboard, shower cubicle with mains shower unit, fully tiled surround.

#### BEDROOM 1 (N):

9'6" (2.9m) into door well x 9'5" (2.87m). Range of fitted wardrobes, radiator.

#### BEDROOM 2 (S):

10'7" (3.23m) x 8' (2.44m). Built-in wardrobe, radiator.

#### LOUNGE/DINER (N):

30' (6.1m) x 11'3" (3.43m). Telephone point, security entry phone, 2 radiators, feature fireplace with electric fire, TV aerial point, wall lights. Double glazed doors to: BALCONY: 21'2" (6.45m) x 5'4" (1.63m). Tiled floor, brick and wrought iron surrounds, outside light. Views.

#### KITCHEN (S):

10'5" (3.18m) x 7'2" (2.18m). Single drainer 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine, space for fridge/freezer, electric oven and electric hob with extractor unit over, matching wall cupboards, tiled splash backs, Glow Worm boiler.

#### OUTSIDE:

Communal gardens laid to lawn with flowers, shrubs and trees. Vehicular access on to Park Road, pedestrian access on to Seymer Road with access onto The Downs. Dustbin area. GARAGE: 17'1" (5.21m) x 8'2" (2.5m). Up and over door with a width of 7'6" (2.29m), light and electric. Door to: Store: 8'8" (2.66m) x 4'11" (1.5m). Second externally accessed understairs storage cupboard with light and electric belonging to this flat.

#### TENURE AND MAINTENANCE:

Although technically leasehold for a term of 999 years from 2022 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 £1500.00 per annum. We are advised that long letting is permitted. Holiday letting and pets are not permitted within the lease.

#### 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 D: £2689.44 payable for 2025/26 (excluding discounts).

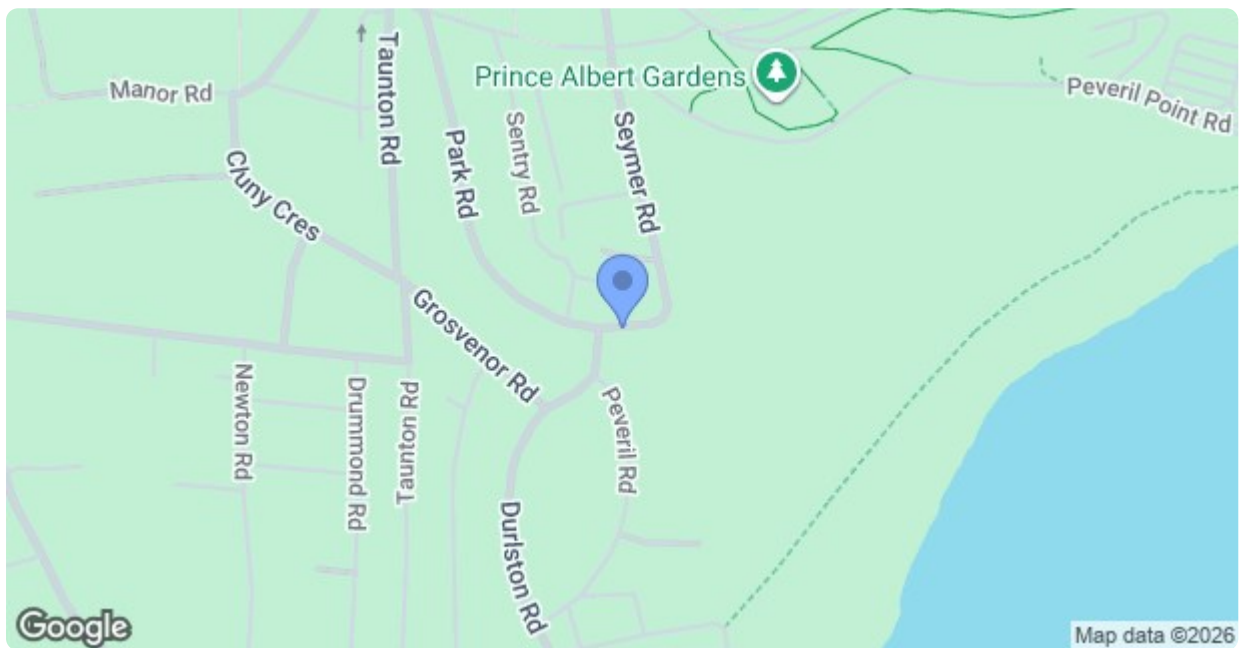
**VIEWING:**

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
<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	