

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



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## Quarry Close, Swanage, Dorset BH19 2QY

Ex-Local Authority ground floor flat with its own front and rear entrances. NON STANDARD CONSTRUCTION and RESIDENCY COVENANT in place. PLEASE READ FULL DETAILS. 2 bedrooms, own lounge, kitchen, wet room/W.C., front garden, gas central heating, double glazed, in need of updating.

- Ex-Local Authority ground floor flat
- 1 reception room
- Gas central heating. Double glazing
- Residency covenant in place (see full details)
- Non-standard construction (please read full details)
- Kitchen
- Own front garden. Garden store
- 2 bedrooms
- Wet-room/W.C.
- Sea and hill views over rooftops

**Guide Price £115,000**

# Quarry Close, Swanage, Dorset BH19 2QY

## SITUATION:

To the west of Swanage convenient for access to open country walks leading to the Priests Way, Durlston Country Park and Jurassic Coast World Heritage site. The town centre is within 1 mile and there are local amenities at nearby Herston.

## DESCRIPTION:

An ex-Local Authority ground floor flat, one of four in a block, within a development of similar properties. The property has its own front garden and some sea and hill views. This property is of non-standard concrete panel construction and unlikely to be suitable for securing a mortgage. If a mortgage is required any applicant will be asked to confirm that their lending source or mortgage broker has confirmed their ability to borrow before an appointment will be made. The property is also subject to Section 157 of the Housing Act 1985 with residency covenants in place (please read full details below)...

## ACCOMMODATION:

Path and concrete ramp leading to own entrance.

## HALL:

UPVC double glazed front door, electric meter and fuse box, radiator, store cupboards, telephone point.

## LOUNGE (N):

14'10" (4.54m) x 11' (3.37m). Radiator, tiled fireplace with gas point, TV aerial point, views to the hills and sea.

## BEDROOM 1 (N):

11'10" (3.62m) x 11'3" (3.43m). Radiator, view to the sea and hills.

## BEDROOM 2 (S):

11'1" (3.4m) x 9'7" (2.94m). Radiator, built-in cupboard.

## WET ROOM/W.C.:

Fully tiled walls, radiator, obscure UPVC double glazed window, low level w.c., wash basin, electric shower unit.

## KITCHEN (S):

11'3" (3.4m) x 9'11" (3.03m). Gas cooker point, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers and cupboards under, wall cupboard, storage recess, Worcester boiler. UPVC double glazed door to the outside.

## OUTSIDE:

Lawned front garden. STORE (E): 10' (3.05m) x 6'2" (1.9m). Block construction under a corrugated roof, wooden door.

## TENURE AND MAINTENANCE

We understand the property is held on a lease from 15th November 1993 for a term of 121 years, less 86 days. The Landlord is Synergy Housing Ltd and we understand the current Ground Rent is £10 per annum (we have requested confirmation of any increase within the lease). Buildings Insurance is charged in advance with the last contribution being £87.55. The service charge is paid in arrears (we understand the account for the previous year should be reconciled by September the following year). We are further advised there are no pet provisions in the lease and the Landlords pet policy would not apply as the property has its own entrance.

## N.B.:

We note this property is subject to Section 157 of the Housing Act which states that a purchaser is required to have lived/worked in the area for 3 years preceding purchase (or in specific rural areas, National Parks, or Areas of Outstanding Natural Beauty) and for it to be a principal home. Any purchaser should check with their conveyancer before making an offer.

## ADDITIONAL INFORMATION

Property type: Purpose-built flat. Construction: Non-standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Ftp ([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 A: £1792.96 payable for 2025/26 (excluding discounts).

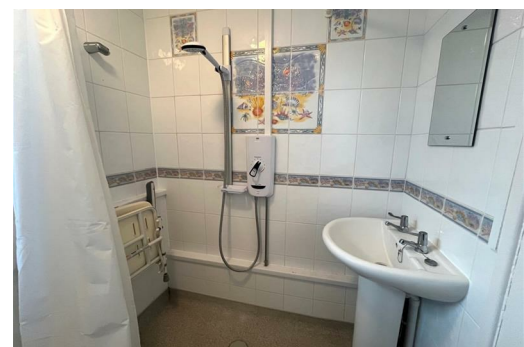
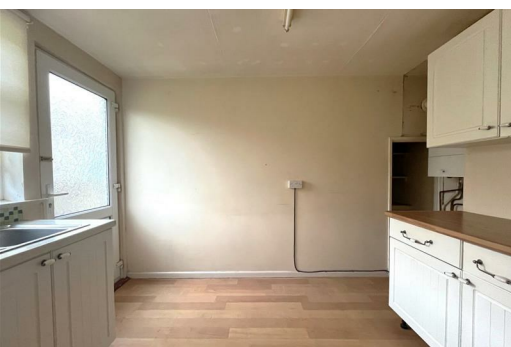


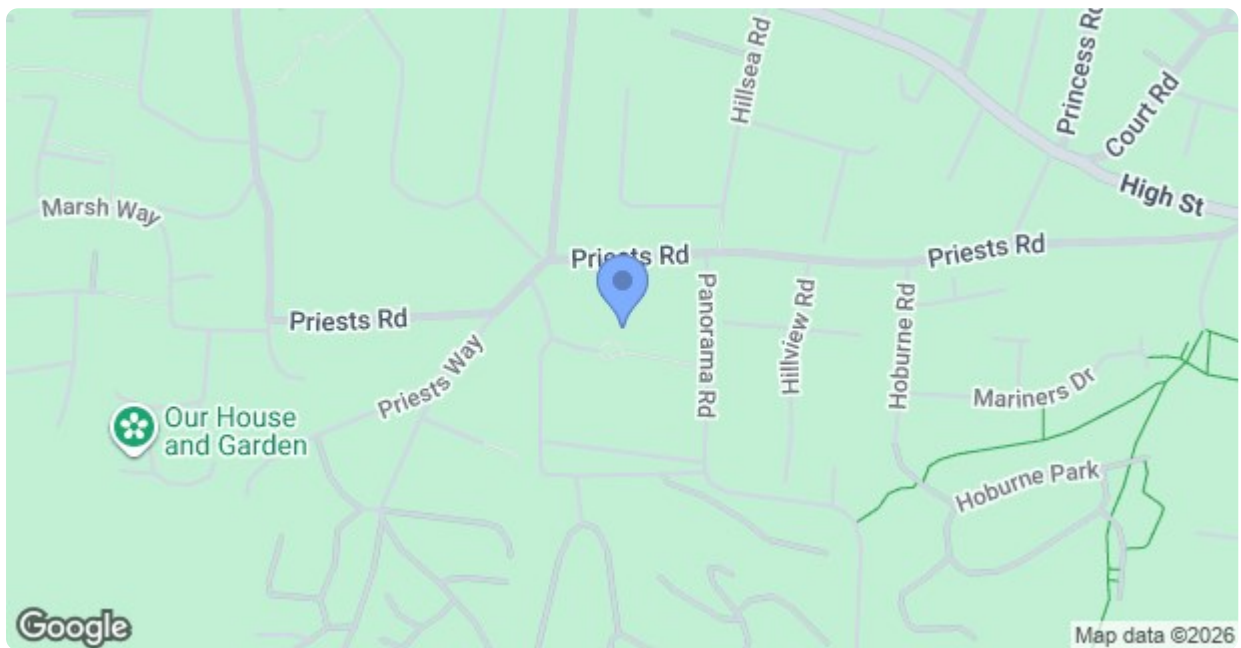
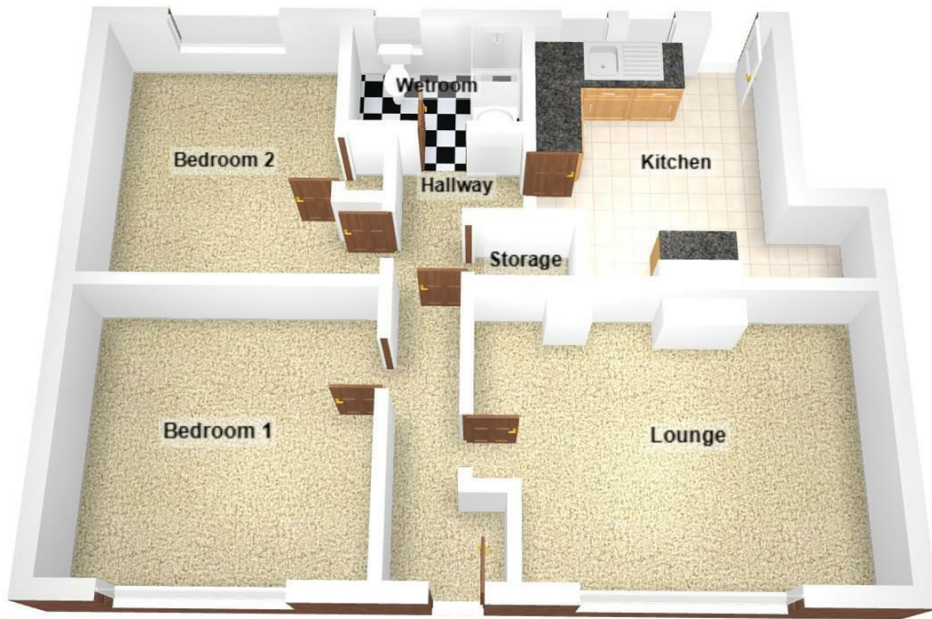
**VIEWING:**

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