

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



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## **Ilminster Road, Swanage, Dorset BH19 1EN**

Modern purpose-built 2nd floor apartment. Level position convenient for town & beach. Lift serves the block. 2 bedrooms (1 -en-suite shower room/W.C.), open plan lounge, dining room & kitchen, bathroom/W.C., utility cupboard, underfloor heating, double glazed, balcony, undercroft parking & store. No forward chain.

- Purpose-built 2nd floor apartment. Level position close to town and beach
- Open plan lounge, dining room and kitchen
- Double glazing
- NO FORWARD CHAIN!
- Security entry system and lift serves the block
- Bathroom/W.C.
- Allocated parking
- 2 bedrooms (1 en-suite shower room/W.C.)
- Underfloor heating
- Own store

**Asking Price £295,000**

# Ilminster Road, Swanage, Dorset BH19 1EN

## SITUATION:

In a level position just West of Swanage town centre convenient for access to all the main amenities, the beach and seafront.

## DESCRIPTION:

A modern, purpose-built apartment located within a block constructed, we understand in the 2010's of rendered, brick and part stone elevations. The block has front and rear entrances with security entry phone system, and a lift serves the block. The open plan reception/kitchen gives access to a balcony with hill views and a sea glimpse.

## ACCOMMODATION:

Communal front and rear entrances with security entry-phone system. Stairs or lift to: SECOND FLOOR. Lobby with access to:

## ENTRANCE HALL:

Wooden front door, security entry phone, store cupboard. UTILITY CUPBOARD: Space and plumbing for washing machine, fuse box and electric meter, extractor unit.

## BATHROOM/W.C.:

Fully tiled walls, wash basin with mixer tap, concealed cistern W.C., panelled bath with mixer tap, mains shower unit, recessed mirror with spotlights, shaver point, towel radiator

## LOUNGE, DINING ROOM & KITCHEN (E & N):

21'5" (6.54m) x 12'9" (3.9m) max. TV and telephone points, dining space, kitchen units comprising 1½ bowl single drainer stainless steel sink unit and work surfaces with dishwasher, drawers, cupboards, fridge and freezer under, electric cooker and hob with filter hood over, wall cupboards, one housing Glow worm gas boiler. Sliding door to: BALCONY: 10' (3.05) x 4'10" (1.47m). Paved floor, rendered and glazed surrounds, view to the hills and sea glimpse, outside light.

## BEDROOM 2 (S):

10'9" (3.29m) x 9'8" (2.96m). TV point, built in wardrobe.

## BEDROOM 1 (S):

14'6" (4.44m) x 11'3" (3.44m). Full length window, obscure glazed window to the side, TV point, built-in double wardrobe. Door to: EN-SUITE SHOWER ROOM: Fully tiled walls, obscure double-glazed window, concealed cistern W.C., shower cubicle with mains shower unit, vanity wash basin with mixer tap, recessed mirror with spotlights, towel radiator, shaver point.

## OUTSIDE:

Flower and shrub beds around the block, brick paved parking area accessed via the rear service road, with allocated undercover parking space for this flat, and STORE: 4'9" (1.45m) x 3'10" (1.17m) with lockable roller door. Dustbin store.

## TENURE & MAINTENANCE:

Although technically for a term of 125 years from 1st January 2013 we are advised each lessee own a share of the freehold. The most recent Service Charge amounted to £1,987.44 for the year. Peppercorn ground rent. We are advised that long letting is permitted within the block, holiday letting is not. Pets only with written consent of the Management Company.

## ADDITIONAL INFORMATION

Property type: Purpose-built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas, underfloor. 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:

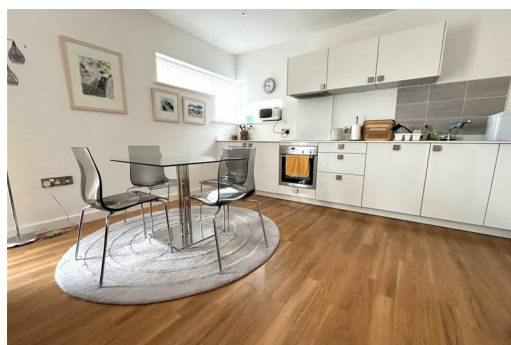
Band D: £2689.44 payable for 2025/26 (excluding discounts).

## VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

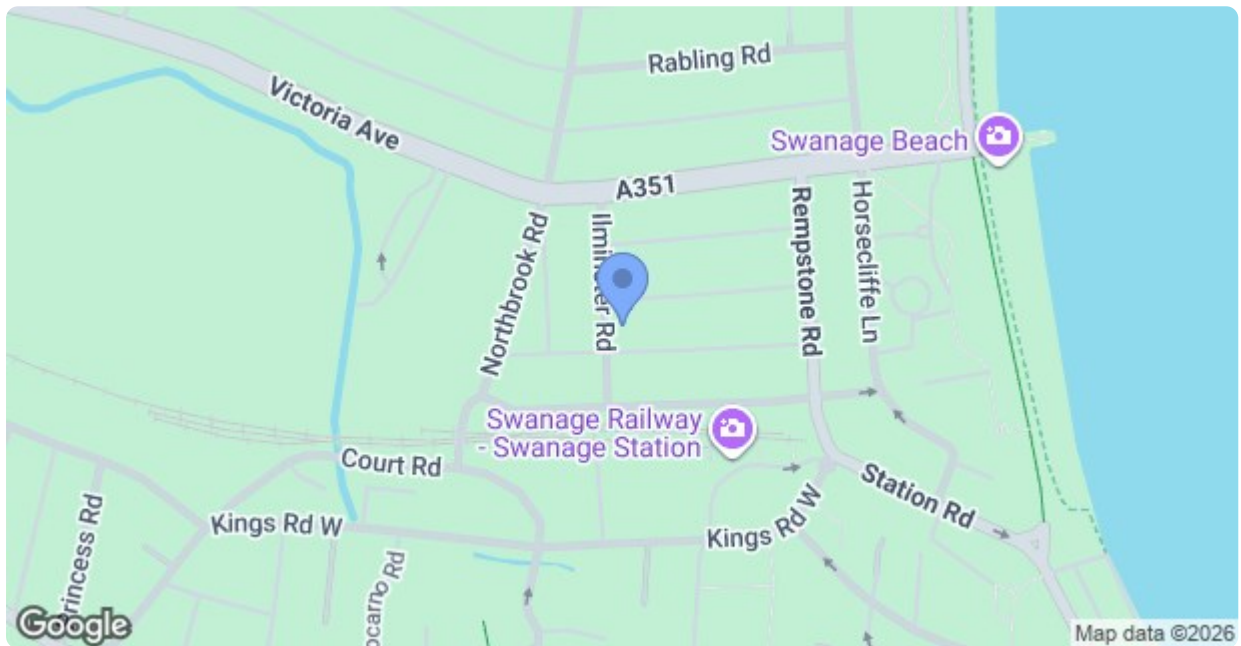
## THE PROPERTY MISDESCRIPTION ACT 1991:

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<br>2002/91/EC |           |