

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



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Gilbert Road, Swanage, Dorset BH19 1DY

Spacious, well-presented character top floor apartment. Level position with southerly aspect & balcony.
2 bedrooms (1 en-suite shower room/W.C.), spacious dual aspect lounge & dining room, kitchen,
bathroom/W.C., LIFT serves block, communal grounds, allocated parking. **NO FORWARD CHAIN!**

- Well-presented and good-sized top floor apartment with character
- 2 bedrooms (1 (en-suite shower room/W.C.)
- Bathroom/W.C.
- Being sold with NO FORWARD CHAIN!
- Southerly aspect and BALCONY
- Large lounge and dining room with dual aspect and views
- Gas central heating. Double glazing
- Convenient level position - LIFT serves block
- Kitchen
- Communal garden. Allocated off road parking space

Asking Price £485,000

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SITUATION:

Occupying a top (second) floor position with a southerly front aspect within a block in a level position just off Swanage town centre, convenient for the main amenities and seafront. The apartment has views over the Heritage Steam Railway and the town to the hills beyond.

DESCRIPTION:

A modern, well-presented, light and airy apartment with character, in a block purpose-built in 2013 of Purbeck stone elevations under a tiled roof. The main room is good-sized with southerly and westerly aspects and gives access to a south facing balcony. The two bedrooms are double rooms with fitted storage, and the main bedroom has an en-suite shower room. There is a south facing communal garden and an allocated off-road parking space. A lift serves the block and there is a security entry-phone system. Being offered with no forward chain a viewing is highly recommended.

ACCOMMODATION

Communal entrance with entry phone system. Stairs and lift to:

SECOND FLOOR

ENTRANCE HALL:

Wooden front door, tiled floor, radiator, central heating thermostat, security entry phone, rooflight window, fitted cloaks cupboard, airing cupboard with tubular heater, slatted shelving, electric meter and fuse box.

LOUNGE & DINING ROOM (S & W):

25'5" (7.75m) x 15'7" (4.75m). Two radiators, southerly and westerly aspects with views over the town to the hills beyond, part sloping ceilings, TV aerial points. Double glazed door to: BALCONY: 7'5" (2.27m) x 2'10" (0.87m). Sunny aspect with views over the Heritage Steam Railway & town to the hills beyond, sea glimpse.

KITCHEN (W):

'L' shaped, 13'7" (4.15m) x 11'9" (3.59m) max. View over the town to the hills beyond, inset 1 ½ bowl single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, integrated dishwasher, integrated fridge and freezer, integrated washer/dryer, under, electric oven and hob with stainless steel extractor hood over, additional electric oven/grill/microwave, wall cupboards, one housing Glow worm gas boiler, radiator, wine rack shelved cupboard, tiled floor, part sloping ceiling.

BATHROOM (W):

Fully tiled wall and floor, panelled bath with mixer tap/shower attachment, low level w.c., vanity wash basin with mixer tap, towel radiator, extractor, part sloping ceilings.

BEDROOM 2 (W & N):

15'2" (4.61m) x 11'9" (3.59m). Views over the town to the hills beyond, radiator, fitted wardrobes and dresser unit, part sloping ceilings.

BEDROOM 1 (N):

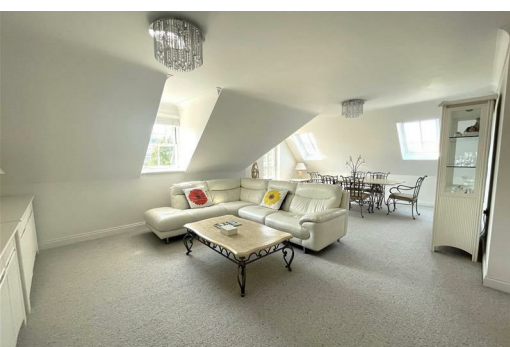
14'6" (4.41m) x 13'10" (4.21m). View of the hills over rooftops, TV aerial point, fitted dresser unit and wardrobes, part sloping ceilings. Door to: EN-SUITE SHOWER ROOM/W.C.: Fully tiled shower cubicle with mains shower unit, low level w.c., vanity wash basin with mixer tap, extractor, illuminated mirror and shaver point.

OUTSIDE:

Communal grounds surround the block with the main communal garden facing south and laid mainly to lawn, flower and shrub beds. Rear service lane with access to the parking area with one space allocated to this apartment, dustbin store.

TENURE & MAINTENANCE:

Although technically leasehold for a term of 125 years from 2013 we understand each lessee owns a share of the freehold. We are advised that no ground rent is payable and the current annual service charge for this property amounts to £1200. We are further advised that long letting is permitted. Pets are permitted with Management approval, but holiday lettings are not.



ADDITIONAL INFORMATION

Property type: Purpose-built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

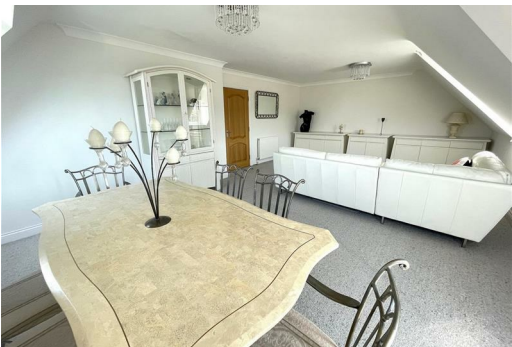
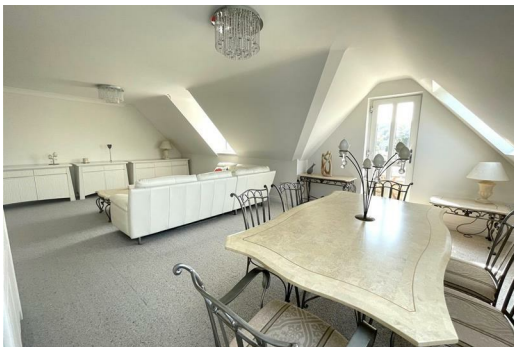
Band D: £2689.44 payable for 2025/26 (excluding discounts).

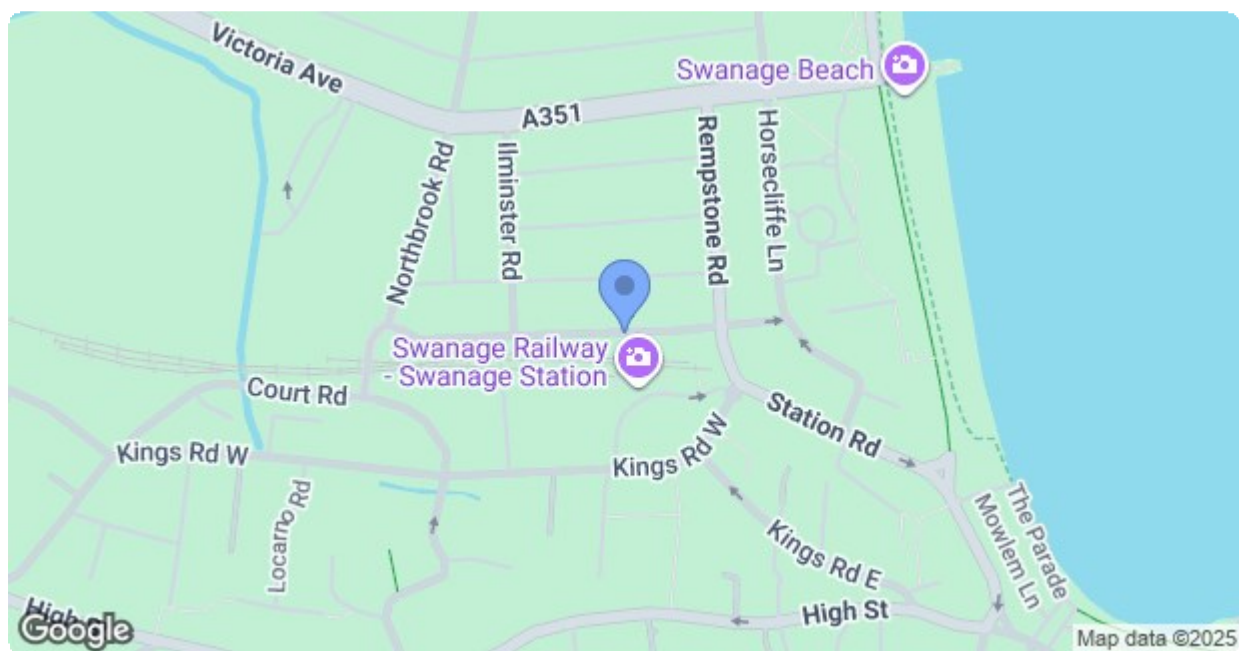
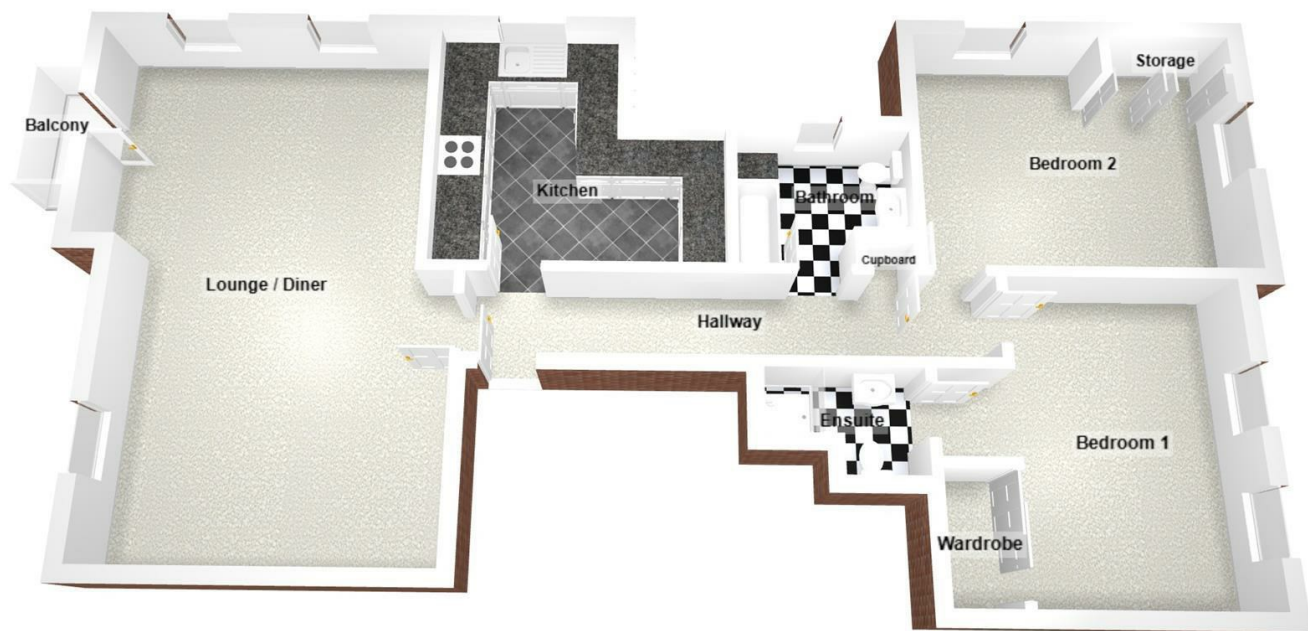
VIEWING:

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
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		EU Directive 2002/91/EC 