

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



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Park Road, Swanage, Dorset BH19 2AD

Spacious top (3rd) floor flat with views over Swanage to the Bay, Ballard Down and beyond.

Asking Price £239,950

Park Road, Swanage, Dorset BH19 2AD

SITUATION:

On rising ground just to the south of Swanage town centre and convenient for access to all the main amenities, seafront, beach, Victorian Pier and 'The Downs'.

DESCRIPTION:

A spacious third floor flat forming part of a detached building converted into flats, we understand, in 1973. Each lessee has a share of the freehold and have recently employed local Managing Agents to take over the running and maintenance of the block, with fire improvements works already carried out. The main rooms are of a good size and have views over the town to Swanage Bay, Ballard Down and beyond at the front, and views of the Purbeck Hills behind.

ACCOMMODATION:

Communal entrance with stairs up to:

THIRD FLOOR:

KITCHEN/DINER (W&N):

17'10" x 14'0" (5.46 x 4.27)

Views to the Purbeck Hills, radiator, single drainer 1½ bowl sink unit with mixer tap, and work surfaces with drawers, cupboards, space and plumbing for washing machine and further appliance spaces under, dining space, part sloping ceiling.

LOUNGE (E):

19'2" x 14'2" (5.85 x 4.34)

into bay. Two radiators, good views over the town to Swanage Bay, Ballard Down and beyond, fitted shelving, part sloping ceilings.

INNER HALL:

BEDROOM 1 (E):

17'11" x 15'3" (5.47 x 4.65)

Radiator, good views over the town to Swanage Bay, Ballard Down and beyond, fitted wardrobe and shelving, part sloping ceilings.

BATHROOM/W.C:

Obscure double-glazed window, radiator, panelled bath with mixer tap/shower attachment Viessman boiler, wash basin, low level w.c., tiled walls, part sloping ceiling

BEDROOM 2 (W):

12'0" x 10'11" (3.67 x 3.33)

Views over the town to the Purbeck Hills, part sloping ceilings, radiator.

OUTSIDE:

To the front of the block is an allocated off road parking space.

TENURE & MAINTENANCE

Technically leasehold for a balance of 199 years from 1973 at a peppercorn ground rent although each lessee owns a share of the freehold. Swanage Flat Management have recently commenced acting for the lessees and fire improvement works have already commenced. To prepare for ongoing maintenance and to build up a sinking fund the annual service charge for this flat currently amounts to £2967.18 paid in two instalments of £1483.59. Pets only with prior management approval. Long lettings only permitted.

ADDITIONAL INFORMATION:

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

VIEWING:

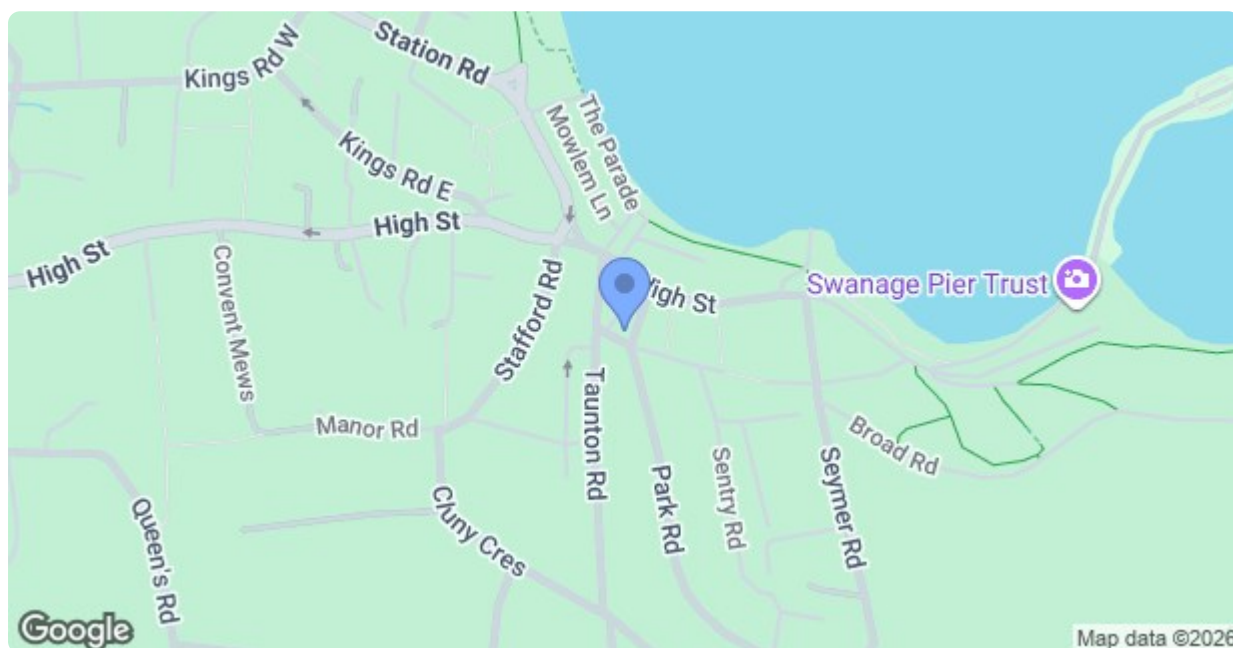
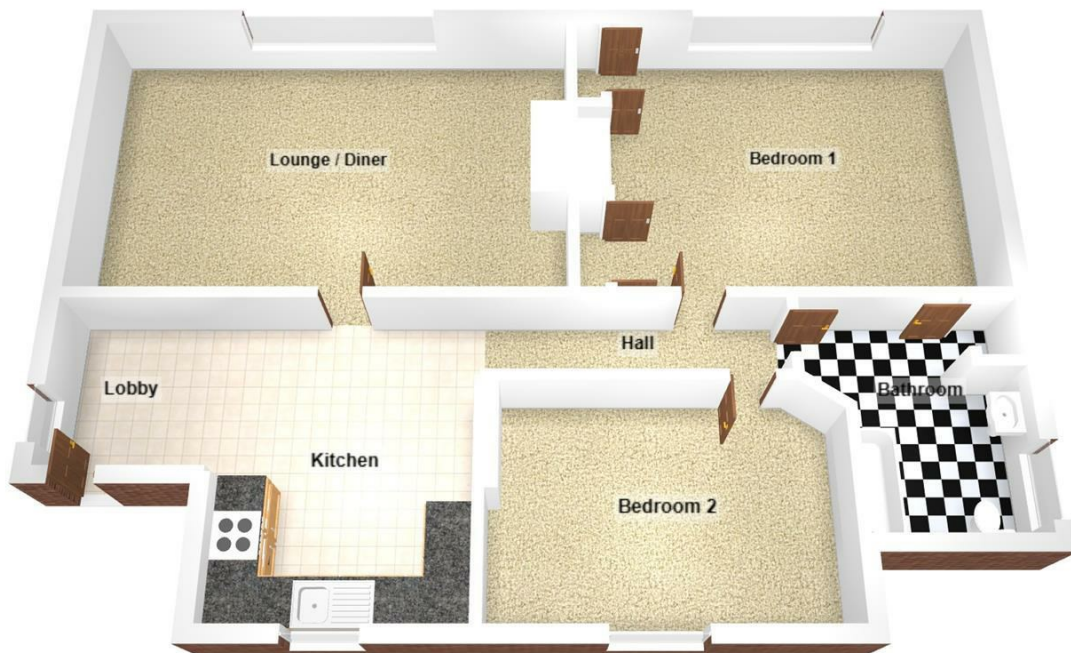
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-October inclusive, 9am-12.30pm at other times. Lunchtimes included.

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. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	