

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



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## 12 Victoria Avenue, Swanage, Dorset BH19 1AN

Purpose-built first floor flat in a convenient level position close to town and beach. 2 bedrooms, south facing reception room, kitchen, bathroom/W.C., gas central heating, timber-framed double-glazed windows, allocated parking, communal garden. No forward chain.

- Purpose-built first floor flat
- Kitchen
- Timber framed double-glazed windows
- NO FORWARD CHAIN!
- 2 bedrooms
- Bathroom/W.C.
- Allocated parking space
- South facing reception room
- Gas central heating
- Communal front garden

**Asking Price £229,950**

## 12 Victoria Avenue, Swanage, Dorset BH19 1AN

### SITUATION:

Just off Swanage town centre in a level position convenient for access to the main amenities, beach and sea front.

### DESCRIPTION:

A first floor flat within a block purpose-built, we understand, in the 1990's of brick elevations with Purbeck stone dressing under a tiled roof. The lounge/diner faces south and to the rear, via a service lane there is a parking area with a space allocated to this flat. The property is being sold with no forward chain.

### ACCOMMODATION:

Communal entrance.

### COMMUNAL HALL:

Double glazed front door, security entry-phone system. Stairs to:

### FIRST FLOOR:

#### ENTRANCE HALL:

Wooden front door, security entry phone, radiator, central heating thermostat.

#### LOUNGE (S):

14'7" x 11'8" (4.46 x 3.58)

Radiator, TV aerial point, cupboard housing fuse box and electric meter.

#### KITCHEN(W):

11'4" x 6'7" (3.47 x 2.02)

Cupboard housing Worcester boiler, single drainer stainless steel sink unit with mixer tap, and work-surfaces with drawers, cupboards, space and plumbing for washing machine under, electric oven, gas hob with extractor hood over, wall cupboard, space for fridge/freezer.

#### BATHROOM/W.W.:

Panelled 'P' bath with mixer tap/shower attachment, vanity wash basin with mixer tap, tiled surrounds, low level W.C., towel radiator, extractor unit.

#### BEDROOM 1 (N):

12'11" x 10'0" (3.94 x 3.06)

Radiator, telephone point, TV aerial point.

#### BEDROOM 2 (N):

10'10" x 7'10" (3.32 x 2.41)

Range of fitted mirrored wardrobes to one wall, radiator.

#### OUTSIDE:

The communal grounds comprise a lawned front garden and rear parking/amenity area with allocated parking space and dustbin stores.

#### TENURE & MAINTENANCE:

Although technically leasehold for a term of 999 years from 1993 we understand each lessee owns a share of the freehold. Peppercorn ground rent. Current annual service charge amounts to £1072.00 We understand long letting is permitted, holiday lets are not. Pets are only permitted with written approval.

#### ADDITIONAL INFORMATION:

Property type: Purpose-built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains electric. 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:**

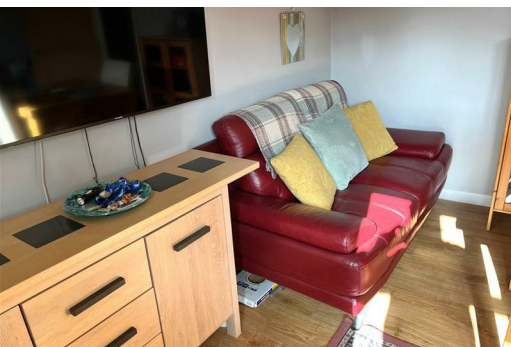
COUNCIL TAX: Band C: £2504.96 payable for 2026/27 (excluding discounts).

**VIEWING:**

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5pm and Saturday 9.00am-3pm April-September inclusive, 9.00am-12.30 pm 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) <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	