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

MILES & SON
Est. 1873
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Rempstone Road, Swanage, Dorset BH19 1DR

Purpose-built top (4th floor) town centre flat with an open westerly aspect and views over the town to the hills beyond. Lift serves the block. 2 bedrooms, 1 reception room, kitchen, bathroom/W.C., residents unallocated parking spaces. No forward chain.

- Purpose-built top (4th floor flat)
- Lift serves the block
- 2 bedrooms
- 1 reception room
- Kitchen
- Bathroom/W.C.
- Electric heating. Double glazing
- Open westerly aspect with views over the town to the hills beyond
- Residents unallocated off-road parking space
- Being sold with no froward chain

Asking Price £295,000

Rempstone Road, Swanage, Dorset BH19 1DR

SITUATION:
In a level position just off Swanage town centre and beach, convenient for access to the main amenities which include bus station, taxi rank, shops, cafes and restaurants, health centre and the Heritage Steam Railway Station.

DESCRIPTION:
A top floor flat within a substantial block of brick and Purbeck stone elevations purpose built, we understand, in 1962. The block has a security entry phone system and, to the front, a number of residents unallocated off road car parking spaces. The rooms are of a good size with the lounge/diner, 2 bedrooms and kitchen all having a sunny, westerly aspect. Being offered for sale with vacant possession and no forward chain.

ACCOMMODATION:
Communal entrance with security entry phone system and automatic doors.

ENTRANCE HALL:
Wooden front door, security entry phone, store cupboard housing fuse box and electricity meter, airing cupboard housing pre-lagged hot water cylinder and shelving

BATHROOM/W.C.:
White suite with fully tiled walls, Triton shower unit, low level W.C., vanity wash basin, mirrored cabinet, heated towel rail.

BEDROOM 1(W):
17'4" x 10'11" (5.3 x 3.35)
Panoramic views over Swanage to the Purbeck hills, electric storage heater, built-in wardrobes.

BEDROOM 2 (W):
12'7" x 9'8" (3.86 x 2.95)
Views overlooking Swanage and hills beyond, built-in wardrobe and cupboard, electric radiator

KITCHEN(W):
12'11" x 7'2" (3.95 x 2.20)
Views overlooking Swanage to the hills beyond, one and a half bowl single drainer sink unit with mixer tap, cupboard under, built-in washing machine, roll edge work surface with drawers and cupboards under, built-in electric oven and hob, built- in fridge and freezer with adjoining worksurface and cupboard, part tiled around worksurfaces, matching wall cupboards including one glass fronted.

LOUNGE/DINER (W &N):
14'9" x 17'8" (4.5 x 5.40)
Views overlooking Swanage to the hills beyond, narrowing to 9’2 (2.8m) two night storage heaters, TV aerial point, telephone point.

OUTSIDE:
Communal grounds around the property comprising of some lawned areas, residents ‘unallocated ‘parking spaces.

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

TENURE & MAINTENANCE:
TENURE & MAINTENANCE: Although technically leasehold for a term of 999 years from 25th December 1965 (934 years remaining) the lessees own the freehold of the block. Peppercorn ground rent. Most recent service charge, the owner advises, amounted to TBA for March 25/26 to be confirmed. Long lets are permitted. Pets with permission only. We understand that holiday lets are not permitted.

SERVICES:
All main services are connected, except gas. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.

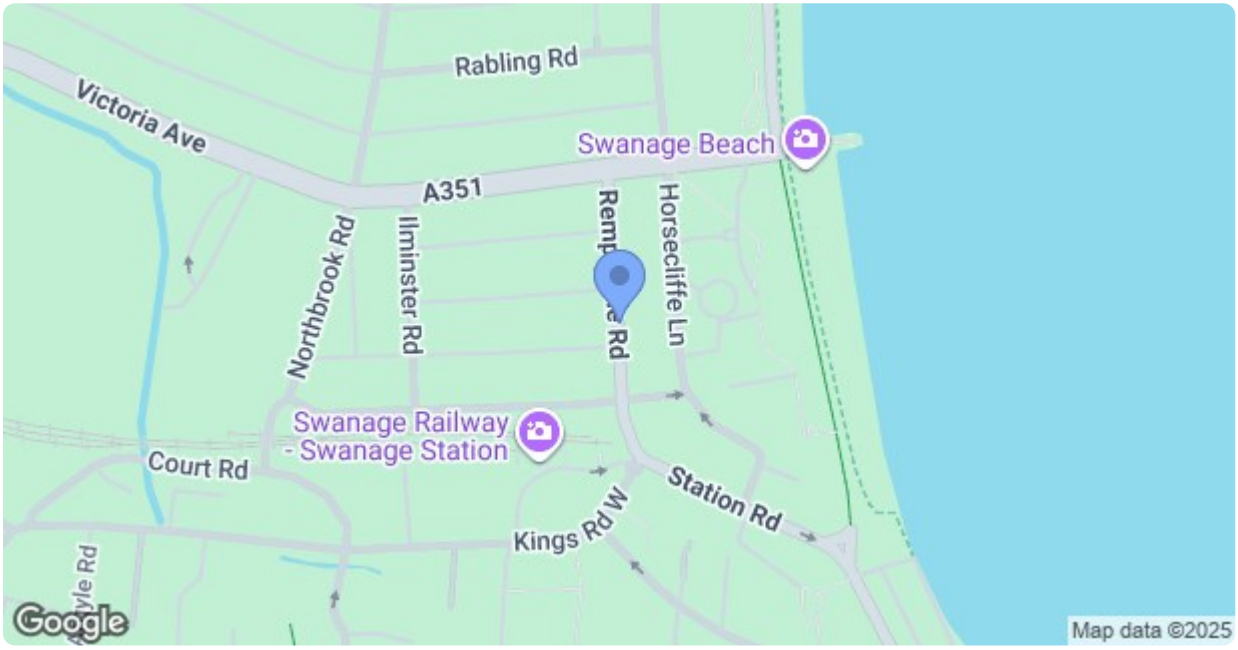
COUNCIL TAX:
Band D: £2689.44.20 payable for 2024/25 (excluding discounts).

VIEWING:
By appointment only please, with the Agents MILES & SON. Office open Monday Friday 9am-5 pm and Saturday 9am-3pm April-October inclusive, 9am-12.30pm at other times.

EPC to be added

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.

Lounge
Kitchen
Bedroom 2
Bedroom 1
Bathroom
A/C
Entrance Hall


Rabling Rd
Victoria Ave
Swanage Beach
A351
Northbrook Rd
Ilminster Rd
Horsecliffe Ln
Swanage Railway
- Swanage Station
Court Rd
Station Rd
Kings Rd W
Google
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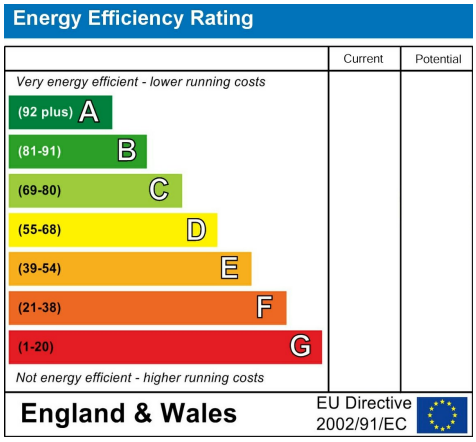
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC