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

MILES & SON
Est. 1873
Estate & Letting Agents
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Victoria Avenue, Swanage, Dorset BH19 1AP

Asking Price £295,000

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SITUATION:
Facing south in a convenient level position approximately half a mile from the main town centre amenities, seafront and beach.

DESCRIPTION:
A modern, well-presented flat occupying a first-floor position within a block, purpose-built, we understand in 2021 of brick and rendered elevations under a slate roof. Both the main bedroom and the reception room have a sunny aspect with views over the town to the hills beyond, and to the rear, accessed via a service lane is an allocated parking space. This property is being sold with NO FORWARD CHAIN and viewing is recommended.

ACCOMMODATION:
Communal entrance with video entry-phone system. Stairs to: FIRST FLOOR

ENTRANCE HALL:
Wooden front door video entry-phone, electric radiator, airing cupboard housing pressurized hot water cylinder.

KITCHEN (E):
9'6" x 6'6" (2.9 x 2)
Tiled floor, single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, integrated dishwasher and washing machine under, integral fridge and freezer, electric oven and hob with extractor hood over, tiled splash backs, wall cupboards with underlighting.

LOUNGE/DINER (S & E):
13'10" x 12'9" (4.24 x 3.9)
Electric radiator, TV point, wall lights, dining space, view over King Georges playing fields and the town to the hills beyond.

BEDROOM 1 (S, E & W):
13'10" x 12'0" (4.22 x 3.68)
Electric radiator, TV point, view over King Georges playing fields and the town to the hills beyond. Door to: EN-SUITE SHOWER ROOM/W.C.: Fully tiled walls, towel radiator, low level w.c., obscure double-glazed window, wash basin with mixer tap, illuminated mirror, shower cubicle with mains shower, extractor.

BEDROOM 2 (W):
10'0" x 9'9" (3.06 x 2.99)
Electric radiator, TV point, view to the hills.

BATH/SHOWER ROOM/W.C.:
Fully tiled, wash basin with mixer tap, illuminated mirror, low level w.c., towel radiator, panelled bath with mixer tap, shower cubicle with mains shower, obscure double-glazed window.

OUTSIDE:
Access via a rear service lane is a parking area with space allocated to this flat. Communal dustbin area.

TENURE & MAINTENANCE
Although technically leasehold for a term 999 years from 2021 we understand each lessee owns a share of the freehold and no ground rent is payable. The annual service charge currently amounts to £1380 and includes a contribution to the heating which is a communal electric system with individually controlled radiators. We are advised by the seller that letting and pets are permitted within the block.

ADDITIONAL INFORMATION:
Property type: First floor flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Communal electric. Broadband: Fttc (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:
Band C: £2504.96 payable for 2026/27 (excluding discounts, or additional home premium).

VIEWING:





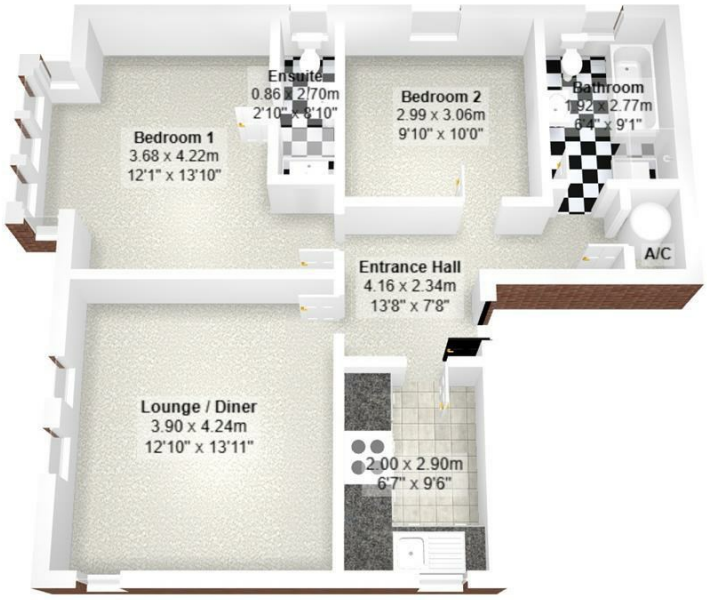


VIEWING: By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30 pm at other times. Lunchtimes included.









First Floor

Total Area: 67.1 m² ... 722 ft²

All measurements are approximate and for display purposes only

