

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



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Cranborne Road, Swanage, Dorset BH19 1EA

Ground floor flat with its own entrance situated just off the town centre and beach. Allocated off road parking. 2 bedrooms, living room/kitchen, bathroom/W.C., gas central heating, double glazed windows, communal garden.

- Ground floor flat with its own entrance
- Bathroom/W.C.
- Communal garden
- 2 bedrooms
- Gas central heating. Double glazed windows
- Situated just off town centre and beach
- Living room/kitchen
- Allocated off road parking space

Asking Price £189,950

Cranborne Road, Swanage, Dorset BH19 1EA

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 ground floor flat within a detached building of brick and rendered elevations under a tiled roof. We understand the building was converted in the 1980's and this particular flat has its own entrance. There is a communal garden and seating area, and the flat has an allocated off-road parking space.

ENTRANCE HALL:

UPVC double glazed door, oak flooring.

BEDROOM 2(S):

10'4" x 5'10" (3.16 x 1.79)

Radiator, cupboard housing Vaillant gas boiler, central heating thermostat.

BATHROOM/W.C.:

Obscure double-glazed window, tiled floor and walls, low level w.c., wash basin with mixer tap/shower attachment, extractor, towel radiator.

KITCHEN & LOUNGE (E):

20'11" x 9'11" (6.39 x 3.04)

Stainless steel single drainer 1½ bowl sink unit with mixer tap and adjoining work surfaces with drawers, cupboards, space and plumbing for washing machine, and wind rack under, fitted electric oven and hob, stainless steel extractor hood over, matching wall cupboards, oak flooring, lounge area with TV point, radiator, UPVC double glazed doors accessing communal grounds. Door to:

BEDROOM 1 (S & E):

15'9" x 10'1" (4.81 x 3.08)

Radiator. TV point.

OUTSIDE:

Communal grounds with the front garden laid mainly to lawn, flower and shrub beds. Side access from the front garden leads to a gravelled seating (also communal) the parking, dustbin and drying areas. The allocated parking space is approached via rear vehicular service lane.

ADDITIONAL INFORMATION:

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

TENURE & MAINTENANCE

Although technically leasehold for a term of 999 years from 1/1/1982 (956 years remaining) the lessees own the freehold of the block. Peppercorn ground rent. Most recent service charge, the owner advises, amounted to £1800 per annum. Long lets permitted. We are advised that pets and holiday letting are not permitted.

COUNCIL TAX:

Band B: £2091.79 payable for 2025/26 (excluding discounts/additional home premium).

VIEWING:

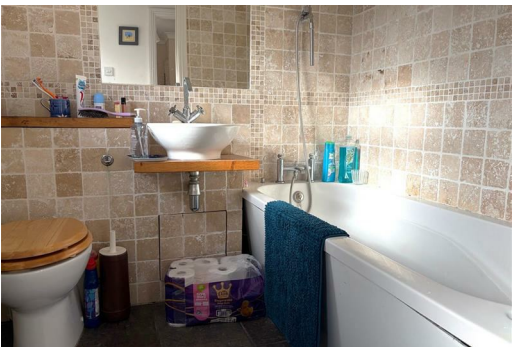
By appointment only please, with the Agents MILES & SON. Office open Monday-Friday 9am-5pm and Saturday 9am-3pm April-September inclusive, 9am-12.30pm at other times.

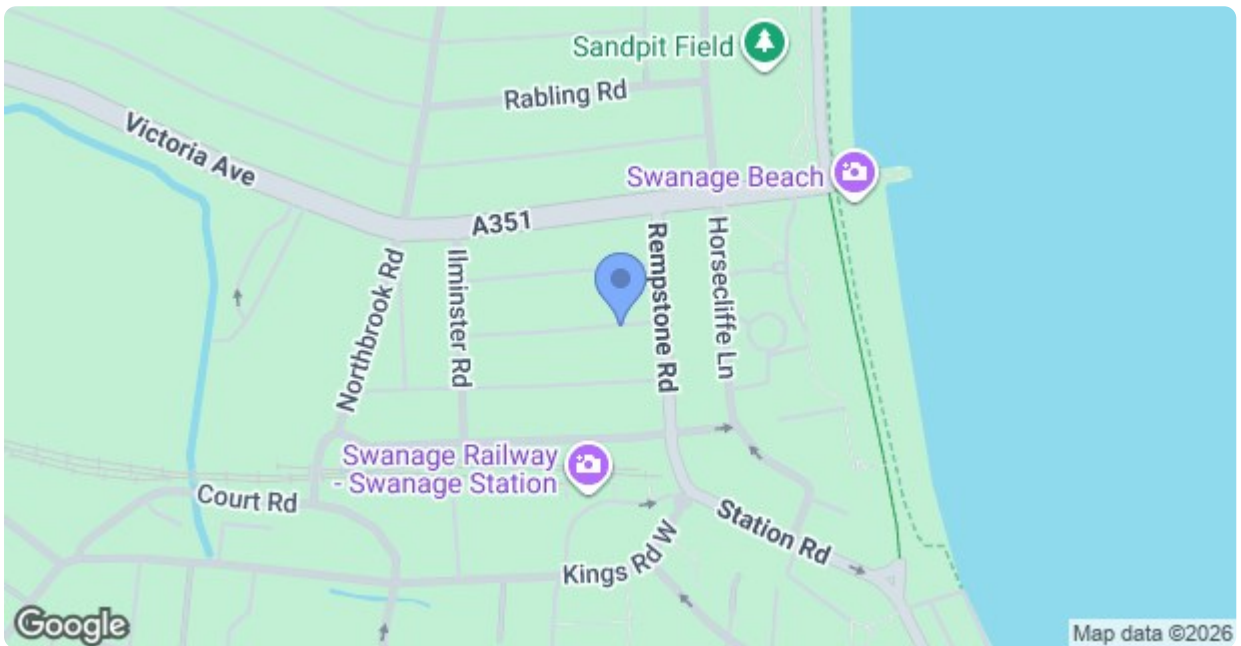
EPC TO BE ADDED (commissioned)

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	