

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



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Burlington Road, Swanage, Dorset BH19 1LR

Refurbished purpose-built first floor flat with balcony. 2 bedrooms (1 en-suite shower room/W.C.), lounge, kitchen, shower room/W.C., gas central heating, double glazing, allocated parking. North Swanage convenient for the beach. Lift serves the block. Being sold with NO FORWARD CHAIN!

Asking Price £275,000

Burlington Road, Swanage, Dorset BH19 1LR

SITUATION:

To the North of Swanage, conveniently situated close to a Chine Walk to the north beach. Access to open country walks at Ballard Down nearby, which forms part of the Jurassic Coast World Heritage site, and Swanage town centre is within one mile.

DESCRIPTION:

A first-floor flat forming part of a block purpose-built by a local developer in 2006. The property has been newly refurbished with the kitchen and main shower room re-fitted, new carpets/floor coverings and redecoration throughout. A balcony with a southerly aspect is accessed from the lounge, and a lift serves the block. The flat has an allocated off-road parking space and is being offered for sale with NO FORWARD CHAIN. An internal viewing is thoroughly recommended.

ACCOMMODATION:

Communal entrance with security entry-phone system.

COMMUNAL ENTRANCE:

Stairs and lift to: FIRST FLOOR

ENTRANCE HALL:

Wooden front door, telephone point, security entry phone, store cupboard housing fuse box and electric meter, radiator, central heating thermostat.

LOUNGE (S):

16'5" (5.01m) x 10'8" (3.25m). Two radiators, TV and telephone points, double glazed doors to: BALCONY: 7'8" (2.34m) x 3'1" (0.95m). Decked floor.

KITCHEN (E):

9'10" (3.01m) x 7'3" (2.22m). Newly re-fitted with single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, integrated slimline dishwasher, space and plumbing for washing machine under, electric oven and hob with extractor over, space for fridge/freezer, tiled splash backs, wall cupboards, radiator.

SHOWER ROOM/W.C.:

Half tiled walls, fully tiled shower cubicle with mains shower, towel radiator, concealed cistern w.c., and vanity wash basin with mixer tap, illuminated mirror, extractor.

BEDROOM 2 (N):

10'8" (3.26m) x 9'10" (3.01m). Fitted mirror fronted wardrobe, radiator, view to the Purbeck Hills.

BEDROOM 1 (N):

11'4" (3.47m) x 9'3" (2.8m). Fitted mirror fronted wardrobe, TV point, cupboard housing Glow worm gas boiler. Door to: EN-SUITE SHOWER ROOM/W.C.: Aqua boarded walls, shower cubicle with mains shower, wash basin with mixer tap, low level w.c., towel radiator, striplight/shaver point, extractor.

OUTSIDE:

Allocated parking space.

TENURE & MAINTENANCE:

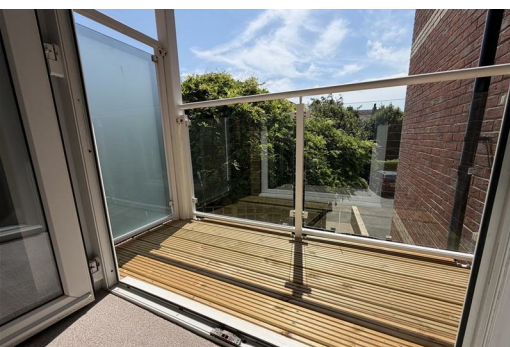
Leasehold, we are advised, for a term of 125 years from 2006 at a current ground rent of £150 per annum (doubling every 25 years). The most recent maintenance/service charge is £700 per annum. We are advised long lettings are permitted. Pets only with prior approval.

ADDITIONAL INFORMATION

Property type: Flat . Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (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).

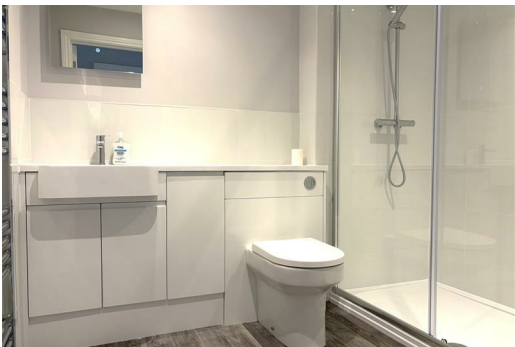


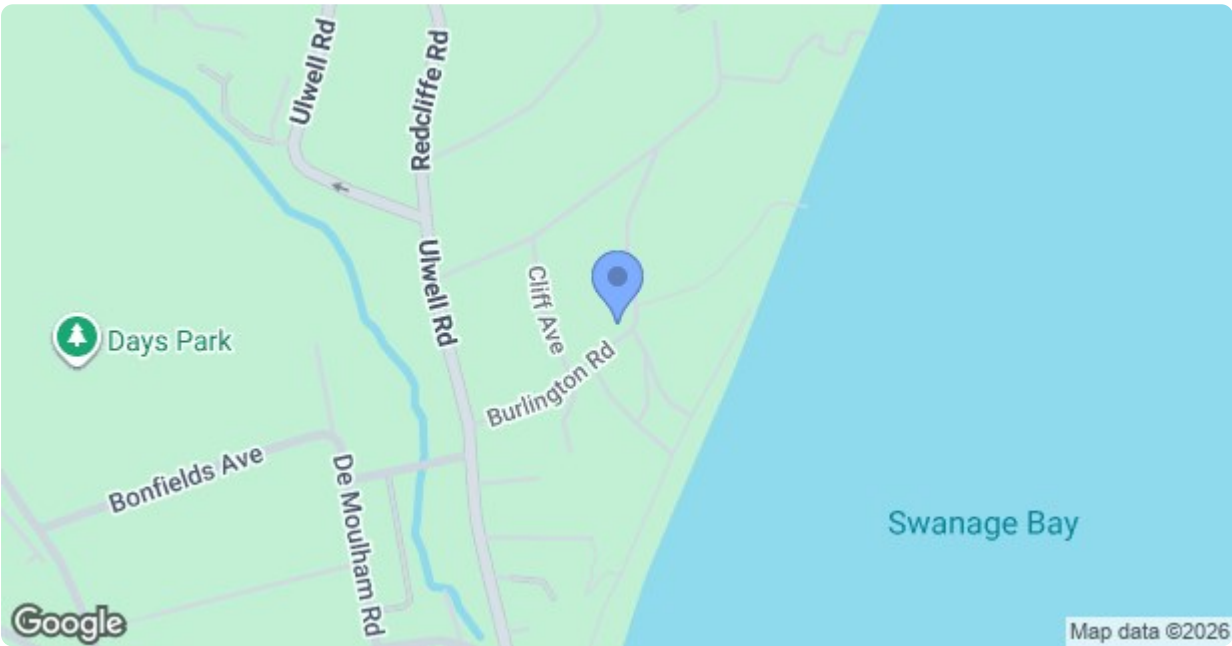
VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

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
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	