

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



Tel: 01929 423333  
(24 hours)  
Web: [www.milesandson.co.uk](http://www.milesandson.co.uk)  
Email: [property@milesandson.co.uk](mailto:property@milesandson.co.uk)



## **Burlington Road, Swanage, Dorset BH19 1LR**

Ground floor flat at North Swanage with its own entrance. 1 bedroom, west facing lounge, kitchen/diner, shower room/W.C., gas central heating, double glazing, allocated parking, communal garden. Being sold with no forward chain.

- Ground floor flat at North Swanage
- West facing reception room
- Gas central heating
- Communal front garden
- Own entrance
- Kitchen/diner
- Double glazing
- 1 double bedroom
- Shower room/W.C.
- Allocated parking

**Asking Price £169,950**

# Burlington Road, Swanage, Dorset BH19 1LR

## SITUATION:

In a sought-after location to the North of Swanage within a mile of the main town centre amenities and convenient for access to the north beach via the Burlington Chine, and Ballard Down.

## DESCRIPTION:

A ground floor flat converted we understand, in the 1980's from a building of brick and rendered elevations under a mainly clay tiled roof, with a later purpose-built extension under a flat roof. This particular flat is in the original main building with its own entrance at the rear of the block, and an allocated parking space. The property is being sold with no forward chain.

## ACCOMMODATION:

UPVC double glazed front door to:

### KITCHEN/DINER (N):

12'2" (3.72m) x 9'7" (2.93m) max. narrowing to 8' (2.42m). Single drainer stainless steel sink unit with mixer tap and work surfaces with drawers, cupboards, integrated dishwasher and space and plumbing for washing machine under, space for fridge/freezer, tiled splash backs, wall cupboards, electric oven, gas hob with filter hood over, Promax Combi boiler, part wood panelled walls, dining space, radiator. Door to:

### INNER LOBBY:

### SHOWER ROOM/W.C.:

Obscure double-glazed window, towel radiator, low level w.c., wash basin, shower cubicle with mains shower unit, tiled walls, shelved recess.

### BEDROOM (N):

14'1" (4.34m) incl. door well x 10' (3.05m) max. Radiator, fitted wardrobe to alcove.

### LOUNGE (W):

15'8" (4.78m) x 11'4" (3.47m) max. Two radiators, TV aerial point, telephone point.

### OUTSIDE:

Communal lawned front garden. Allocated parking space to the rear, communal clothes drying and dustbin areas.

### TENURE & MAINTENANCE:

Although technically leasehold for a term of 999 years from April 2017 we understand each lessee owns a share of the freehold. The service charge is currently £1060 per annum. We understand long letting is permitted, holiday letting is not. We await confirmation with the situation regarding pets.

### ADDITIONAL INFORMATION

Property type: Flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. 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:

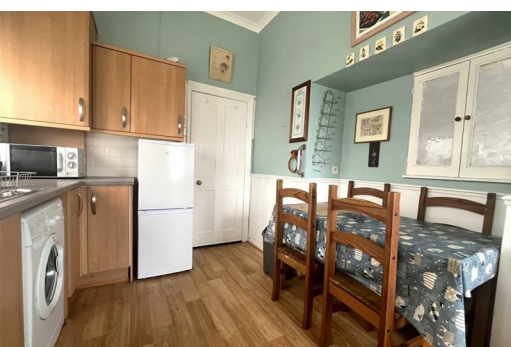
Band A: £1792.96 payable for 2025/26 (excluding discounts).

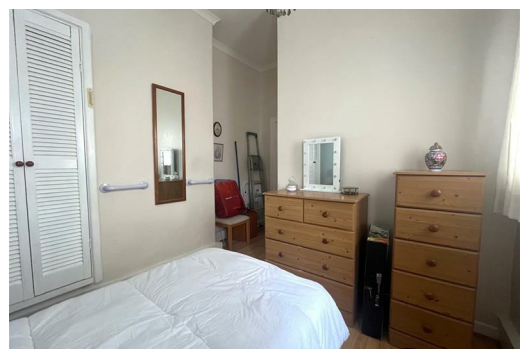
### VIEWING:

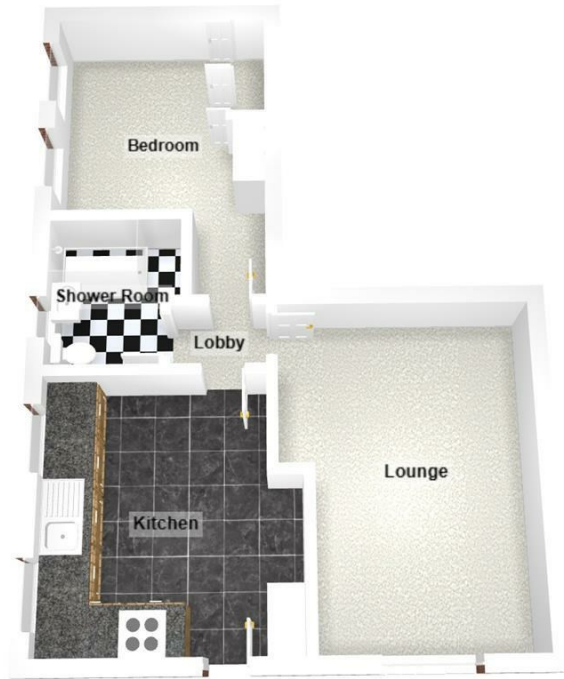
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

### 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 |
| <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<br>2002/91/EC |           |