

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



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Kings Road East, Swanage, Dorset BH19 1ES

Purpose-built town centre second floor flat. 2 bedrooms, open plan lounge/diner and kitchen, bathroom/w.c., gas central heating, double glazed windows, pets and lettings permitted. Being sold with NO FORWARD CHIAN!

- Purpose-built second floor flat
- Bathroom/W.C.
- Security entry-phone system
- Pets and lettings permitted
- 2 bedrooms
- Gas central heating
- Convenient town centre location
- Open plan lounge/diner and kitchen
- Double glazed windows
- Offered for sale with NO FORWARD CHAIN!

Asking Price £195,000

Kings Road East, Swanage, Dorset BH19 1ES

SITUATION

Conveniently located in the heart of Swanage town centre, on a one-way street close to all the main amenities, beach and sea front.

DESCRIPTION

A second floor flat, one of eight purpose-built in 2011 by a local builder of brick and part stone elevations under a slate roof. The residential flats occupy the first and second floors with a small arcade of commercial/shop units occupying the ground floor. We are advised that lettings and pets are permitted.

ACCOMMODATION

Communal entrance, external steps leading up to the first-floor block entrance.

COMMUNAL HALL

Front door with security entry phone system. Stairs up to:

SECOND FLOOR

ENTRANCE LOBBY:

Wooden front door, radiator, security entry-phone, loft access.

LOUNGE/DINER & KITCHEN (W)

16'11" x 14'7" (5.16 x 4.47)

2 radiators, TV point, telephone point. Kitchen with stainless steel sink unit with mixer tap, cupboard under, work surfaces with drawers and cupboards under, built in fridge with freezer compartment, fitted gas hob and electric oven, extractor hood over, wall cupboards, tiled splash backs, gas boiler.

INNER HALL

BATHROOM/W.C.

Panelled bath with mixer tap/shower attachment, fully tiled surround, low level W.C., wash, obscure double-glazed window, radiator, remainder walls half tiled.

BEDROOM 1 (N)

12'5" x 8'7" (3.81 x 2.64)

Radiator, TV point.

BEDROOM 2 (W)

11'6" x 7'3" (3.51 x 2.21)

Radiator, TV point.

OUTSIDE

The communal ground floor entrance has individual post boxes for each flat and dustbin storage area. Communal fire escape leads to Commercial Road at the rear.

TENURE & MAINTENANCE

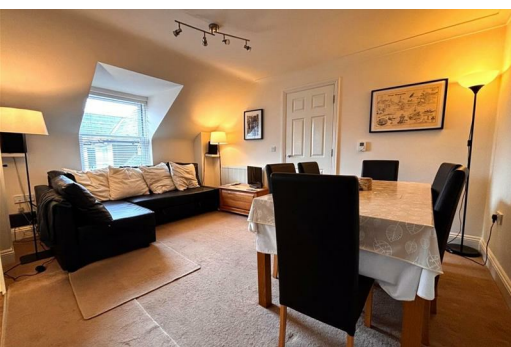
Leasehold for an initial term of 125 years from September 2011 at a current ground rent of £250 per annum (increases to ground rent every 25 years). The annual service charge currently amounts to £1200. We are advised that the lease permits lettings, pets are permitted with permission.

ADDITIONAL INFORMATION

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

COUNCIL TAX

Band B: £2191.84 payable for 2026/27 (excluding any discounts).

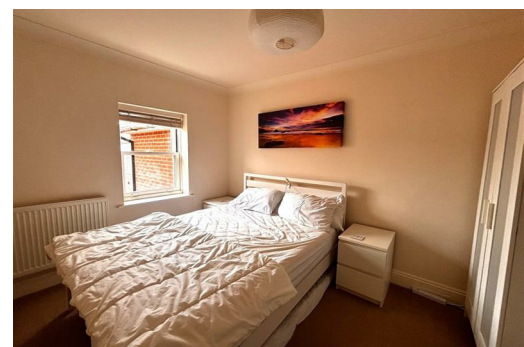
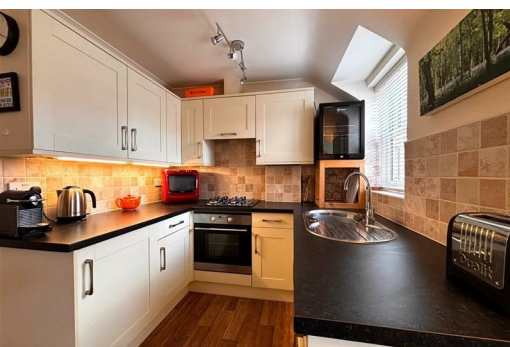


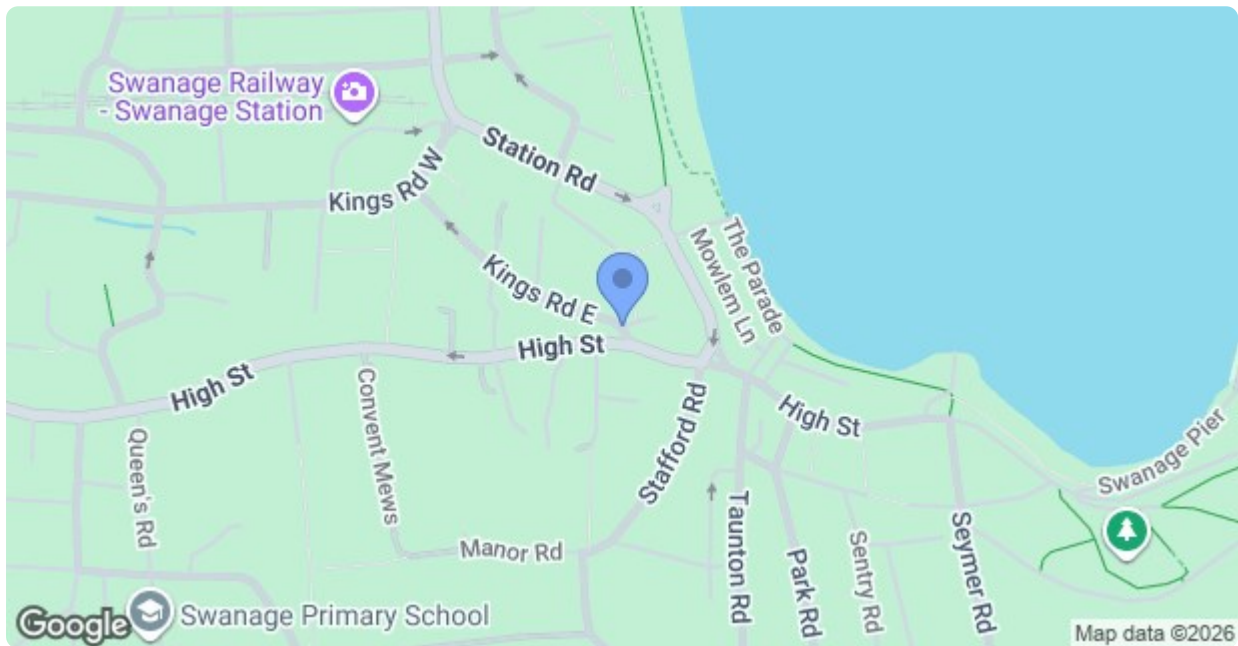
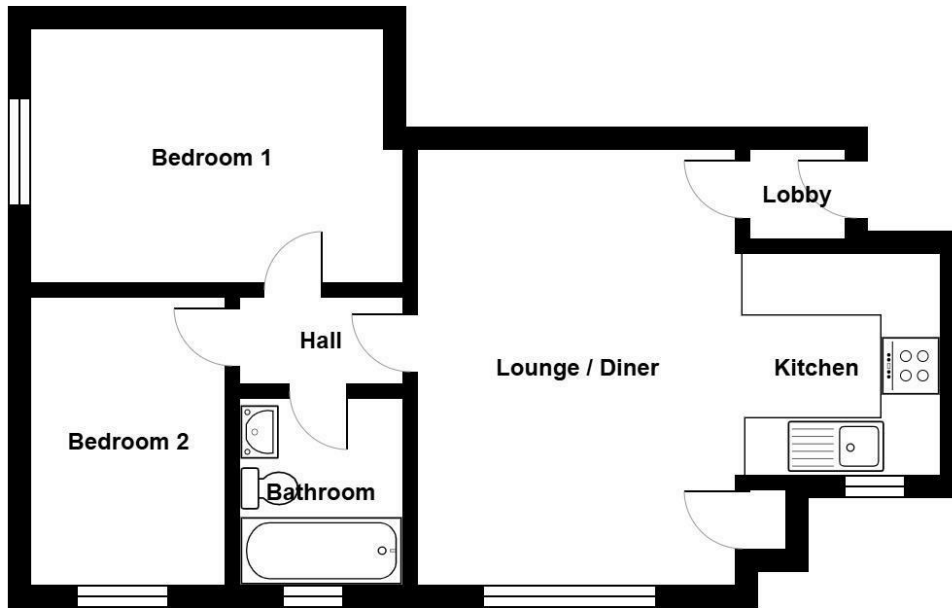
VIEWING

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

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. An 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	