

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



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## Ulwell Road, Swanage, Dorset BH19 1LF

Ground floor flat to the North of Swanage convenient for access to the beach. Own entrance, 2 bedrooms (1 en-suite shower room/W.C.), lounge/diner, kitchen/breakfast room, bathroom/W.C., gas central heating, double glazing, own garden, 2 car parking, cellar rooms. Pets permitted.

- Ground floor flat with own entrance
- Kitchen/breakfast room
- Cellar rooms
- NO FORWARD CHAIN!
- 2 bedrooms (1 en-suite shower room)
- Bathroom/W.C.
- Off road parking for two vehicles
- Lounge/diner
- Gas central heating. Double glazing
- Small front garden and patio

**Asking Price £285,000**

# Ulwell Road, Swanage, Dorset BH19 1LF

## SITUATION:

Occupying a corner plot position to the north of Swanage within  $\frac{3}{4}$  of a mile of the main town centre amenities, convenient for access to the main beach, seafront, Days Park, and the Beach Gardens with its bowling green, putting greens and tennis courts.

## DESCRIPTION:

A ground floor flat, one of five converted from a substantial property of brick and Purbeck stone elevations under a clay tiled roof. This particular flat has its own personal entrance, front garden and paved parking area for 2/3 vehicles. The flat has been successfully long let but is now being offered for sale with vacant possession and no forward chain.

## ACCOMMODATION:

### ENTRANCE LOBBY (E):

Own part glazed front door, tiled floor. Double-glazed door to:

### LOUNGE/DINER (E & N):

15'8" (4.78m) max. into bay x 11'9" (3.6m) + bay. Radiator, TV aerial point, central heating thermostat.

### INNER HALL:

Radiator, telephone point.

### KITCHEN/BREAKFAST ROOM (N):

'L' shaped with max. measurements of 16'6" (5.05m) x 13'8" (4.17m). 1½ bowl single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, breakfast bar, further work surfaces with drawers and cupboards under, space for fridge/freezer, radiator, wall cupboards, Glow worm gas boiler, gas hob, filter hood, double electric oven.

### BEDROOM 1 (W):

13'10" (4.24m) x 9'4" (2.85m). Radiator, built-in wardrobe. Sliding door to: EN-SUITE SHOWER ROOM/W.C.: Tiled shower cubicle with mains shower unit, remainder walls half tiled, wash basin, low level w.c., radiator, extractor.

### BATHROOM/W.C.:

Half tiled walls, vanity wash basin, strip-light/shaver point, panelled bath, low level w.c., extractor, radiator.

### BEDROOM 2 (E):

12'10" (3.65m) into bay x 11'11" (3.92m) max. plus door well. Fitted wardrobes, cupboard housing fuse box and electric meter, radiator.

## OUTSIDE:

Own front garden with flower and shrub beds, brick paved hard standing with parking for 2-3 vehicles (no commercial vehicles, boats/trailers or caravans), and paved patio. There are also cellar rooms belonging to this property.

## TENURE AND MAINTENANCE:

Although technically leasehold for a term of 99 years from 25/03/2002 we are advised that each lessee owns a share of the freehold. The annual service charge currently amounts to £1000 p.a. We understand long letting and pets are permitted, holiday letting is not.

## ADDITIONAL INFORMATION

Property type: Flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

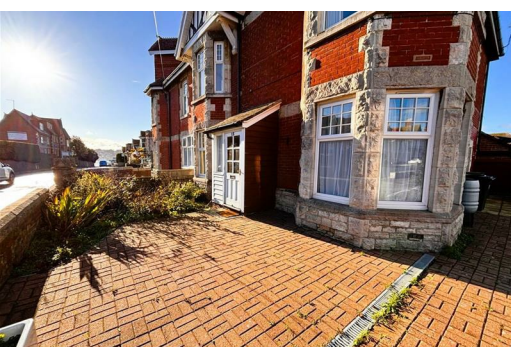
## COUNCIL TAX:

Band C: £2390.61 payable for 2025/26 (excluding discounts).

## VIEWING:

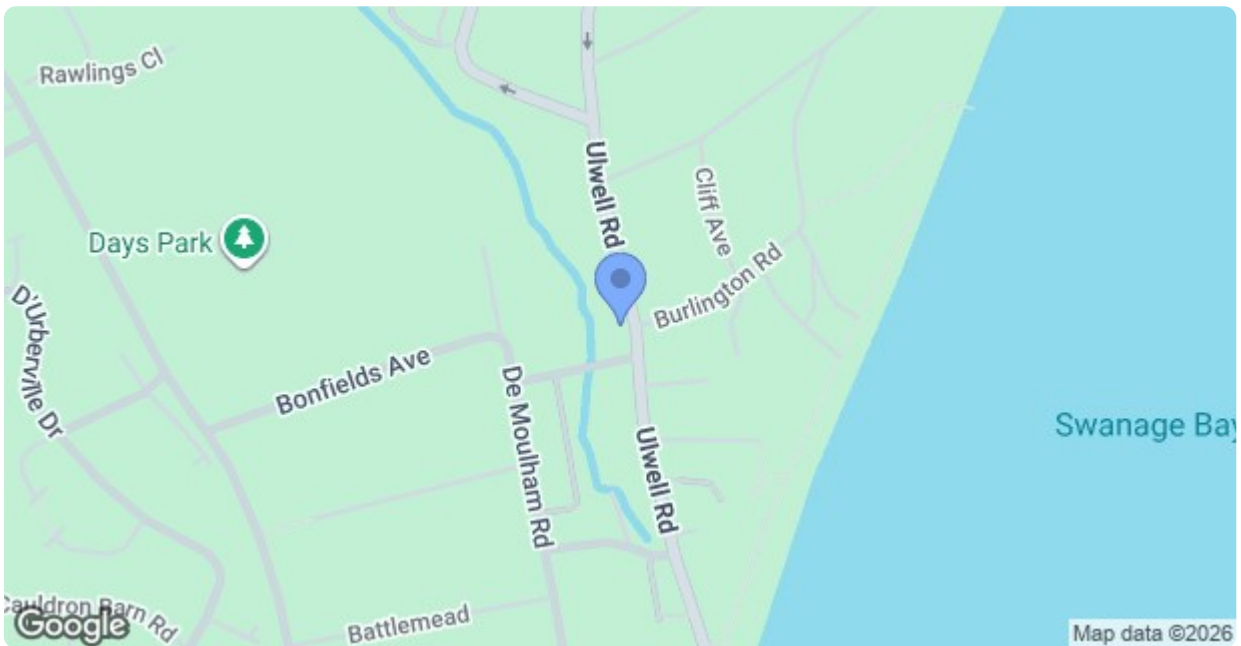
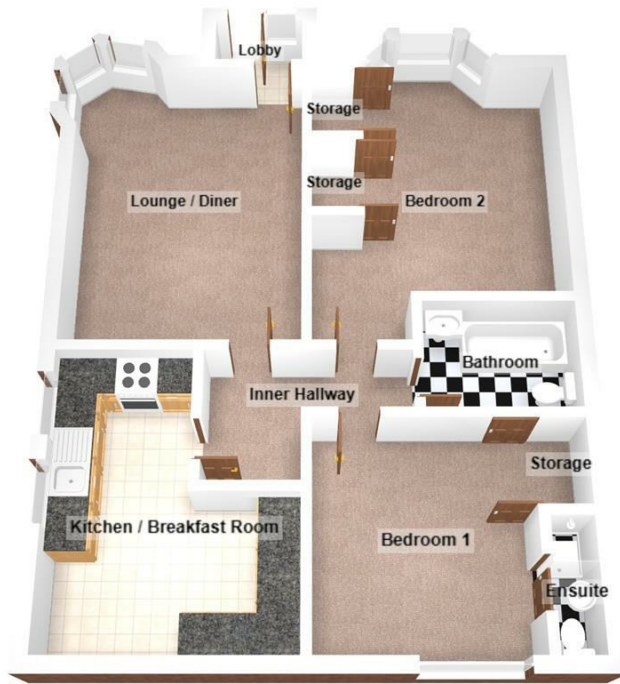
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

## 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 2002/91/EC	