

15 Park Road

Swanage, BH19 2AA

2 1 1 C

£269,950 Leasehold - Share of Freehold

Hull Gregson Hull

15 Park Road

Swanage, BH19 2AA

- Modern and Contemporary Two Bedroom Flat
- Panoramic Sea Views
- Close to Local Amenities
- Allocated Parking Space
- Light and Airy
- Communal Garden
- Elegantly Presented
- Long Lease
- Open plan Living Space
- Modern Fitted Bathroom

















This well proportioned two bedroom apartment offers spacious accommodation, attractive coastal views and the convenience of one allocated parking space.

The property opens into a central hallway, leading through to a generous living/dining/kitchen room. Large bay windows form a wonderful focal point, allowing natural light to flood the room while enjoying panoramic views overlooking the bay. The space offers ample room for both relaxing and entertaining, complemented by a modern, open plan kitchen featuring a range of fitted units and integrated appliances including a built in fridge, oven and grill and four ringed induction hob.

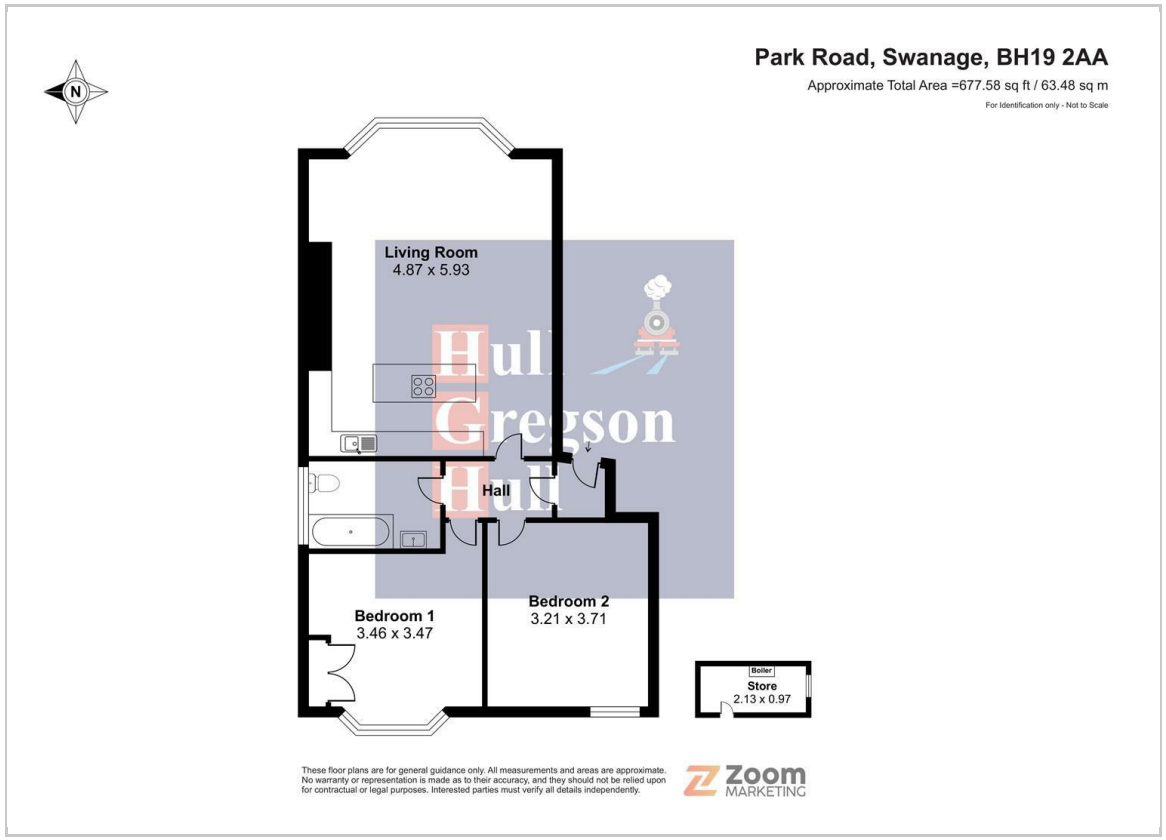


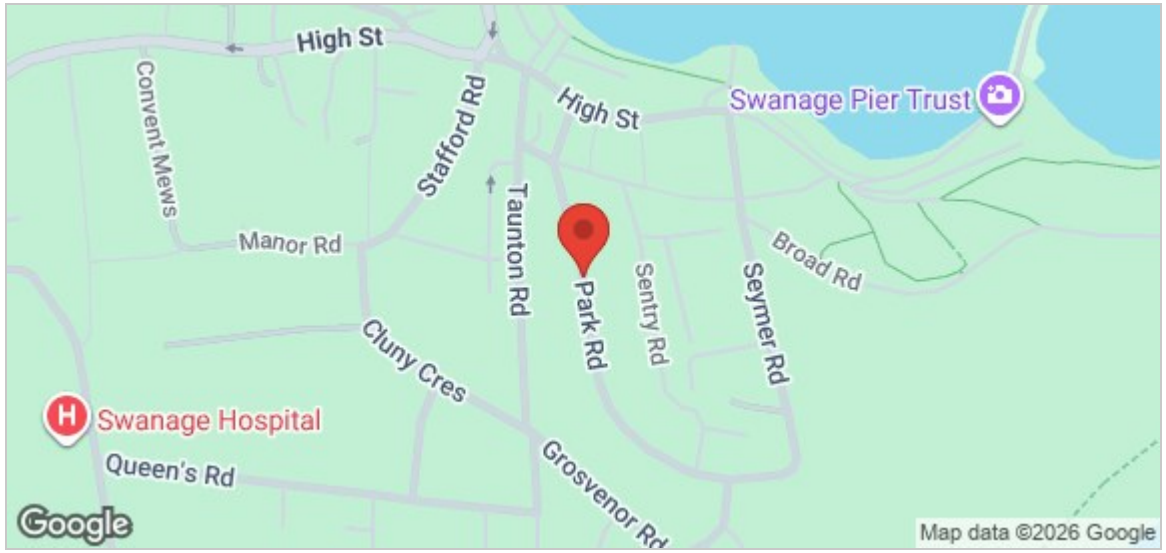
The accommodation continues with two spacious double bedrooms, both offering comfortable proportions and flexibility for a variety of furnishings. Bedroom one is a great sized room which offers ample amounts of space for a large double bed whilst benefitting from built in storage. Bedroom two is also well proportioned with the space for both a large double bed and free standing furniture. Completing the accommodation is a modern, contemporary bathroom fitted with a bath with shower over, wash hand basin, WC and heated towel rail. Adjacent to the flat is a separate store room where the boiler is located as well as plumbing for a washer dryer.

Combining spacious accommodation, light-filled living space, impressive bay views and allocated parking, this delightful apartment in Melsan Court presents an appealing opportunity for those seeking a coastal home, a holiday retreat or an investment in this sought after seaside location.



The property is situated in Park Road and is ideally placed for making the most of the town's amenities and beautiful surrounding coastline. Swanage town centre offers a variety of independent shops, cafés, restaurants and traditional pubs, while the sandy beach and picturesque seafront provide the perfect setting for leisurely walks and days by the sea. Swanage has an impressive calendar of events, and really does have something for everyone. Viewing comes highly recommended.





Living Room
15'11" x 19'5" (4.87 x 5.93)

Bedroom One
11'4" x 11'4" (3.46 x 3.47)

Bedroom Two
10'6" x 12'2" (3.21 x 3.71)

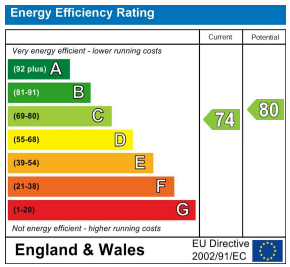
Family Bathroom

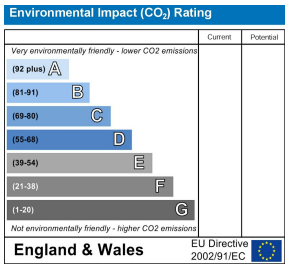
Parking Space

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Flat
Property construction: Standard
Tenure: We are advised that the property is a leasehold property with 999 years remaining on the lease.
Maintenance is £1200 per annum. Pets are allowed. Long term lets are permitted holiday let's are not.
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





7 Institute Road, Swanage, BH19 1BT | 01929 42 66 55 | swanage@hgh.co.uk