



**Findlay Place**  
Swanage, BH19 1JW

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**£95,000 Leasehold**

**Hull**  
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# Findlay Place

Swanage, BH19 1JW

- One Double Bedroom Apartment
- Close to Local Amenities
- Private Courtyard
- Parking Available on Site
- Spacious Living Area
- Ample Storage
- No Forward Chain
- Purpose-Built Apartment Building
- Communal Grounds
- Modern Kitchen





**CASH BUYERS ONLY** (See additional information).  
Welcome to Newton Court, a charming purpose-built apartment complex located just a short drive from the vibrant town centre of Swanage. This delightful ground floor apartment features one spacious bedroom and is an excellent opportunity for first-time buyers, investors, or those seeking a comfortable retirement home. With no forward chain, this property is ready for you to personalise and make your own.



As you enter the apartment, you are greeted by a practical and inviting kitchen, equipped with modern integral appliances and a thoughtful design. The large double window allows an abundance of natural light to fill the space, creating a warm and welcoming atmosphere. The kitchen boasts ample base and eye-level storage cabinets, generous worktop space, an inset sink, a dishwasher, and an electric four-ring hob, along with a double oven and grill, making it a joy to cook in.

Flowing seamlessly from the kitchen, the sizeable living room offers plenty of room for comfortable sofas, coffee tables, and entertainment systems. An electric fireplace adds a touch of warmth and charm to this inviting space. Adjacent to the living room, the generous bedroom features built-in storage, perfect for keeping your belongings organised, and a large double window that floods the room with light.

The shower room, conveniently located opposite the bedroom, includes a corner shower cubicle, W.C., and wash hand basin, providing all the essentials for modern living. Residents of Newton Court can also enjoy the communal grounds and on-site, unallocated parking to rear of the building.

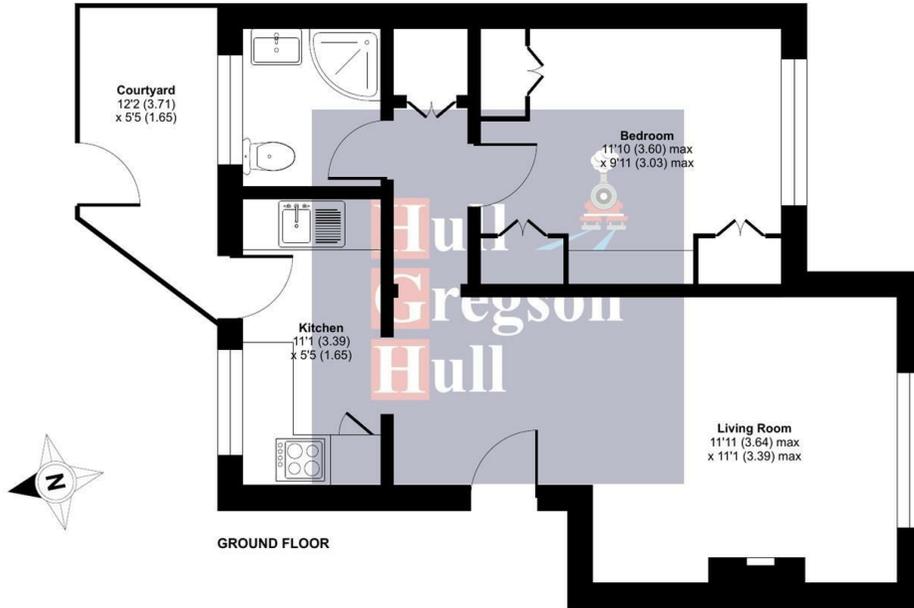
The location is ideal, with excellent public transport links to Poole, Bournemouth, and beyond, as well as a train line from Wareham to London Waterloo. Local bus services provide easy access to Swanage Town, where you can explore a variety of amenities, including bakeries, shops, and restaurants, as well as the renowned golden sands of Swanage Beach.



# Newton Court, Findlay Place, Swanage, BH19

Approximate Area = 454 sq ft / 42.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1382083

**Living Room**  
11'11" x 11'1" (3.64 x 3.39)

**Kitchen**  
11'1" x 5'4" (3.39 x 1.65)

**Bedroom**  
11'9" x 9'11" (3.60 x 3.03)

**Courtyard**  
12'2" x 5'4" (3.71 x 1.65)

### 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: Ground Floor Apartment

Tenure: We understand that the lease has 43 years remaining, with a maintenance charge of £200 every quarter and ground rent is £40 per annum. Pets considered but only with formal permission of the management company. No holiday lets permitted but long term lets permitted. This block is strictly adults only. The apartment has been exceptionally priced as the lease requires renewal to be mortgageable.

Council Tax: Band B

Property construction: Standard

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/](http://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. Intending purchasers should not rely on them 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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		
EU Directive 2002/91/EC	71	78
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		