

## 10 Rawlings Close

Compass Point Swanage, BH19 1FN

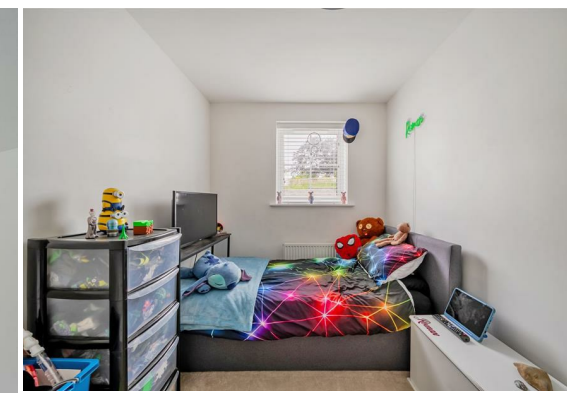
£260,000 Leasehold



## 10 Rawlings Close

Compass Point Swanage, BH19 1FN

- Attractive Two Bedroom Ground Floor Flat
- New in 2023
- Located in North Swanage
- Close to Parks and Local Primary School
- Allocated Parking Space
- Well Appointed and Arranged
- Spacious Accommodation
- Long Term Lets Permitted with Tenant in Situ
- Approximately 7 year of New Build Warranty Remaining
- 999 Year Lease from 2023





**\*\*READY MADE INVESTMENT PROPERTY WITH TENANT IN SITU\*\***

Located at Compass Point in North Swanage close to St Mary's Pre and Primary schools and Days Park, this well-designed GROUND FLOOR FLAT has SPACIOUS ACCOMMODATION and a well-designed arrangement of the rooms which includes TWO BEDROOMS, a LARGE LOUNGE/DINING ROOM and KITCHEN with appliances.

Enter via a secure communal door to find the apartment on the left with the main door to the flat opening into a large hallway with two good-sized cupboards for neat storage of cloaks

and shoes or electrical appliances.

The spacious Lounge/Dining room has dual aspect windows with an open and pleasant outlook towards Ballard Down and is fitted with easy-care laminate flooring and fitted venetian blinds. This comfortable room offers ample space for both lounge furnishings and dining furniture. Directly opposite to the lounge the bright and well-equipped Kitchen has a southerly outlook towards parkland greenery. It comprises a sleek range of modern worktops, cupboards and drawers with integral appliances such as dishwasher, washing machine and fridge/freezer, gas hob with electric oven under and filtration hood over.

Bedroom One again has a dual aspect with a view to the hills and allows plenty of space for king-size bed and freestanding bedroom furniture. Bedroom Two is bright with comfortable proportions and equally useable as a guest room or home office.

Finally, the bathroom is stylish with a white suite comprising bath with shower over, pedestal wash basing and WC. The walls are part tiled and laminate flooring has been laid.

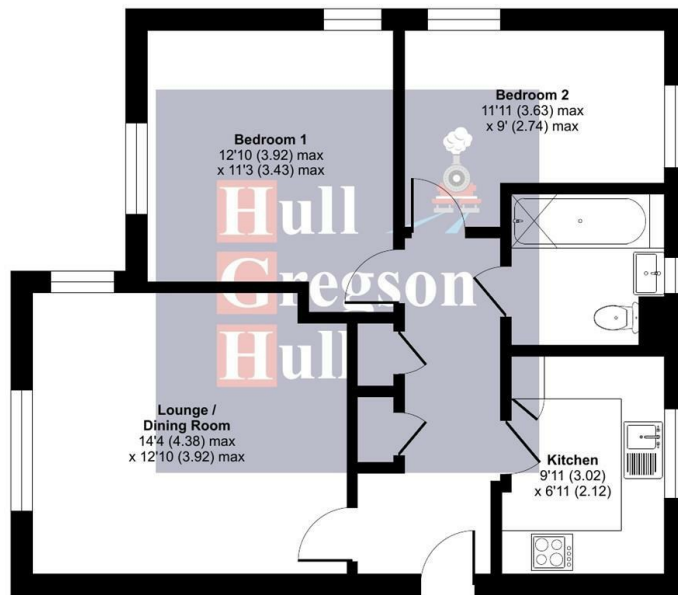
Outside, pleasant communal gardens give access to Days Park and pathway towards the main North beach and Ocean Bay Lindsay comprises six apartments constructed in 2023 on the old Grammar School site and is accessed from Northbrook Road. Swanage town centre, all amenities and attractions are to be found approximately one mile distant and is a hub of independent shops, restaurants and pubs and is a very popular and traditional seaside town surrounded by beautiful countryside and the renowned Jurassic coastline.



# Rawlings Close, Swanage, BH19

Approximate Area = 653 sq ft / 60.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1472597

**Lounge/Dining Room 14'4" max x 12'10" max (4.38m max x 3.92m max)**

**Kitchen 9'10" x 6'11" (3.02m x 2.12m)**

**Bedroom One 12'10" x 11'3" (3.92m x 3.43m)**

**Bedroom Two 11'10" max x 8'11" max (3.63m max x 2.74m max)**

**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. The property has a tenant already in situ, with a rental price of £850 PCM. The tenant would like to stay.

Property type: Ground Floor Flat

Property construction: Standard

Tenure: Leasehold 999 year lease with 996 years remaining. No ground rent is payable. Maintenance charge payable to the Management Company is approximately £1,200 per annum. Pets are permitted, as are long term lets. No holiday lets allowed.

Council Tax: Band C

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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	83	83
England & Wales		

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