

## Rocquaine Court

Ilminster Road Swanage, BH19 1DZ





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- Spacious Second Floor Apartment
- Two Large Double Bedrooms
- Garage plus Unallocated Visitor Parking
- Close to Swanage Town Centre
- No Forward Chain
- Bright, Modern Interior
- Storage Space
- Lift Access
- Stone's Throw from the Beach
- Potential to Create Ensuite to Main Bedroom (STPP)







Welcome to Rocquaine Court, an apartment block situated just a stones throw from the beach and Swanage Town Centre. Swanage is a traditional seaside town with award-winning sandy beaches, classic steam train, independent pubs, boutique shops, schools and churches.



This bright and spacious second floor apartment is ideal for those looking for a seaside escape, or a great first time buy. With visitor parking and a garage, you can't go wrong. Stepping through the vestibule and into the lobby, you are welcomed firstly into the living/dining area. This is a spacious open plan room with dual aspect windows to allow plenty of sunshine to spill in.



There is room for a large corner, coffee table, TV and console, and a dining table and chairs. The view from the windows lead down Victoria Avenue in the direction of Swanage Bay.

Next is the kitchen, a thoughtfully designed room saving space with integral appliances such as a fridge/freezer, dishwasher, washing machine, inset sink, gas oven with four ring electric hob, and plenty of base and eye-level storage cabinets. For a touch of character, there is a serving hatch opening into the living/dining area.

Just opposite the kitchen is the shower room, currently fitted with a large walk-in shower cubicle and wash basin. There is a separate W.C., which could be knocked through to create a large shower room, STPP. At the end of the lobby is the principal bedroom, a substantially sized double room with an easterly-facing window, allowing you to enjoy your morning coffee with the sunrise. There are two large built-in storage cupboards here which could be transformed into an ensuite, STPP. Lastly, bedroom two is another large double room with dual aspect windows, to bring more sunlight into the apartment.



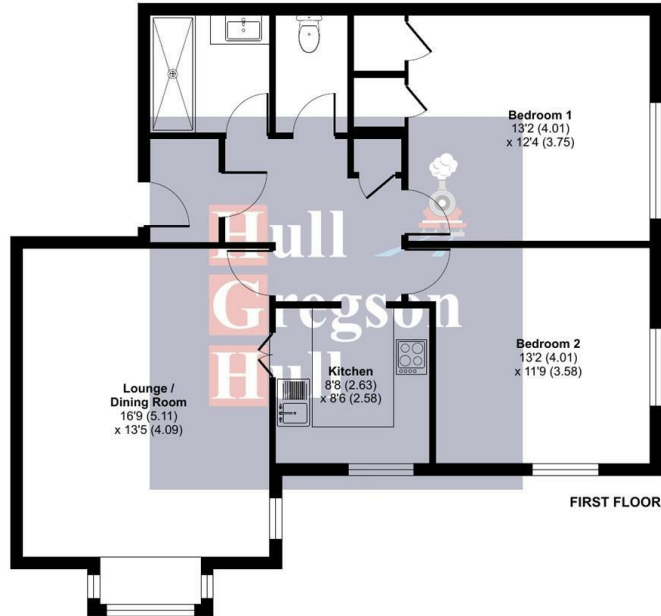
Outside, there is non-allocated visitor parking as well as a private garage with light and power.

This superb apartment is offered to the market with no forward chain, viewing is highly recommended

## Iminster Road, Swanage, BH19

Approximate Area = 825 sq ft / 76.6 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). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1271161

### Lounge/Dining Room

16'9" x 13'5" (5.11 x 4.09)

### Kitchen

8'7" x 8'5" (2.63 x 2.58)

### Bedroom One

13'1" x 12'3" (4.01 x 3.75)

### Bedroom Two

13'1" x 11'8" (4.01 x 3.58)

### 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 vendors advise us that the property includes a share of the freehold and therefore no ground rent is payable. They advise that the annual service charge is approximately £1,479.96. The lease length has approximately 952 years remaining.

Property type: Apartment

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/](https://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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 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		
England & Wales	EU Directive 2002/91/EC	