

18 Victoria Avenue

Swanage, BH19 1AN



£399,950

Leasehold - Share of Freehold



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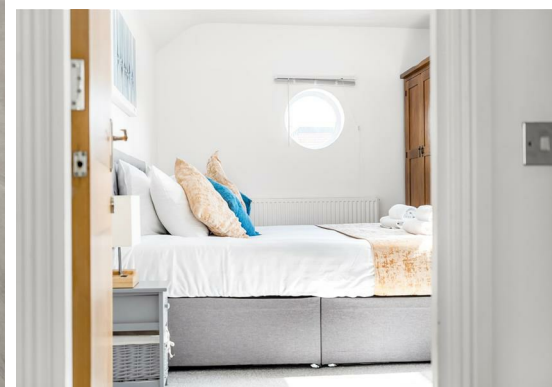
Swanage, BH19 1AN

- Three Double Bedroom Penthouse Apartment
- Second Floor with Lift Access
- Contemporary Design with Individual Features
- Open Plan Living/Kitchen
- Balcony with Southwesterly Views
- Spacious Accommodation with Vaulted Ceilings
- En Suite Bathroom and Shower Room
- Bright And Airy
- Allocated Parking Space
- No Forward Chain



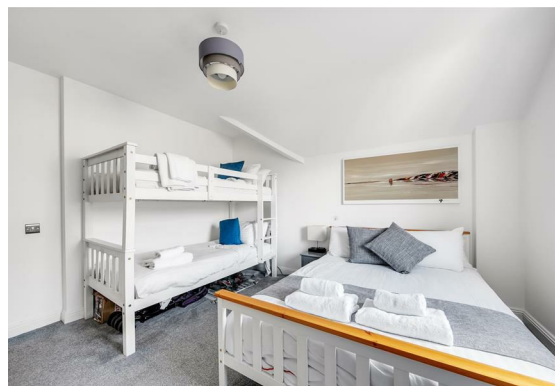


This CONTEMPORARY PENTHOUSE APARTMENT is located in a LEVEL AND CENTRAL POSITION close to the town centre and a SHORT DISTANCE FROM THE MAIN BEACH FRONT. The apartment has the benefit of LIFT ACCESS, THREE BEDROOMS, (One En Suite Bathroom), BALCONY and ALLOCATED PARKING SPACE. Additional assets include SPACIOUS ACCOMMODATION with open plan living/kitchen area and southwesterly VIEWS FROM THE PRIVATE BALCONY.



Enter from the parking area into "The Mulberrys" where a lift and stairs ascend to the second floor and this smart apartment awaits. A corridor extends the length of the apartment with the impressive Living/Dining/Kitchen area sitting at the stern, a bright, airy and spacious room with light ingress streaming through southerly aspect window, French doors onto the Balcony and 'Velux' window.

The Kitchen is well-appointed and arranged in a 'C'



shape to include a breakfast bar for congenial dining with partner or friends and alongside the kitchen a space has been allocated for more formal dining if preferred. A wooden worktop with attractive tiled splashback allows plenty of space for food preparation and an array of drawers, wall and base units provide a convenient storage solution. Integral appliances include neatly concealed dishwasher, oven, gas hob and fridge/freezer.

Adjacent is the living area which features a tall, vaulted ceiling with good headroom, and a floor area large enough to accommodate a lounge suite of settee and chairs giving the room the ambience of a cinema room. French doors give access out onto the private Balcony the opportunity to place a small table with chairs, relax and enjoy the summer sunsets.

Across the hallway the brightly lit 'L' shaped Principal Suite exudes tranquility and comfort and possesses the ambience of a cruise liner cabin with a characterful nook suitable as a study area or for built-in storage; an individual porthole window with a view towards the sea, and a stylish private bathroom en suite with bath, pedestal wash basin and WC.



Bedrooms Two and Three are both simply arranged with space for freestanding bedroom furniture or extra beds for visitors. A modern Shower Room with shower cubicle, wash basin and WC serves these two bedrooms.

Outside, in addition to the Allocated Parking Space is a convenient Visitor Parking Area.

Converted in the 1990's The Mulberrys comprises a complex of eight apartments located on the corner of Northbrook Road and Victoria Avenue in Swanage, a beloved seaside resort offering both traditional attractions such as Victorian Pier, safe sandy beach, and private Steam Railway. Surrounded by open countryside and bordered by the rugged cliffs along the World Heritage Jurassic coastline it is a very popular tourist destination.

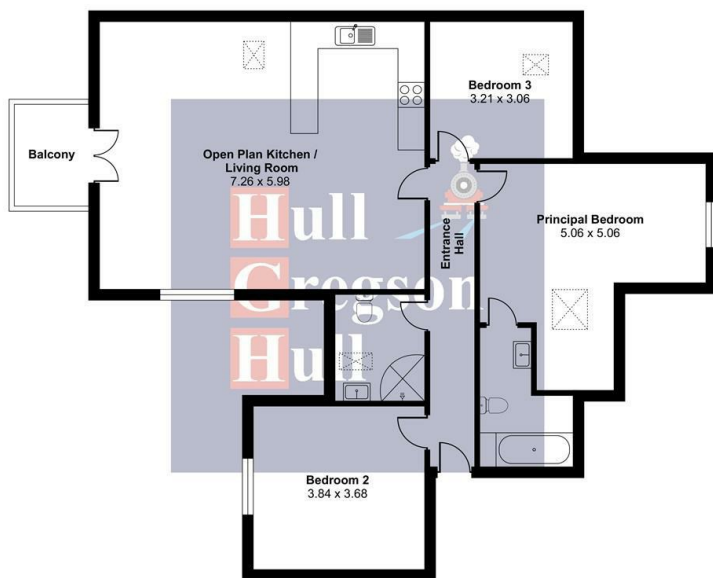
Whether you are looking for a seaside holiday base, a permanent residence or investment opportunity, this is a quality apartment which must be considered.



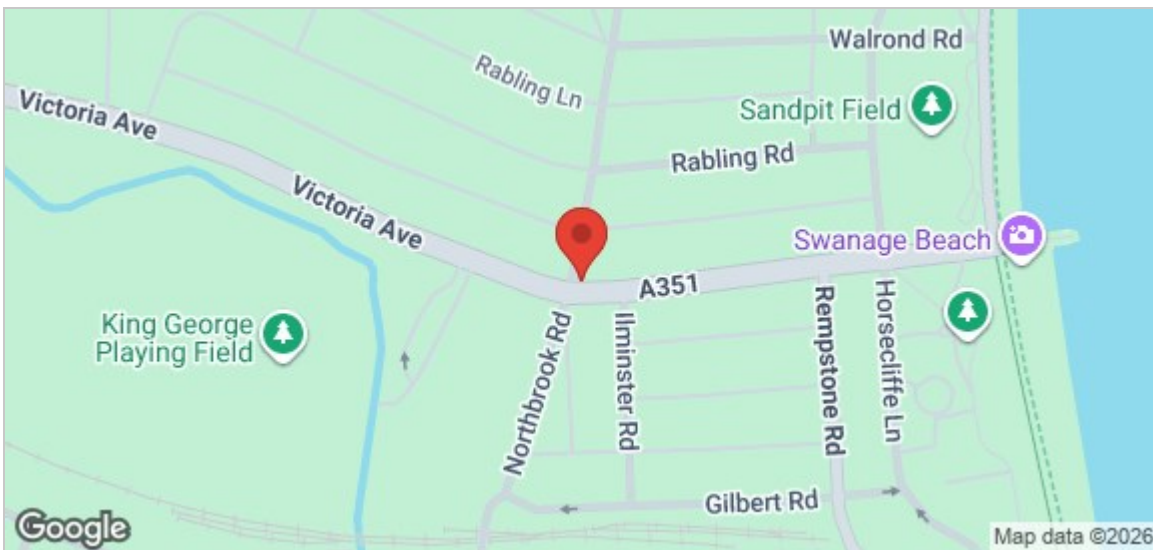
The Mulberrys, Victoria Avenue

Approximate Area = 1160.47 sq ft / 108.72 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Living/Kitchen/Dining Area 23'9" x 19'7" (7.26m x 5.98)

Balcony

Bedroom One 16'7" x 16'7" (max measurements) (5.06m x 5.06m (max measurements))

En Suite Bathroom

Bedroom Two 12'7" x 12'0" (3.84m x 3.68m)

Bedroom Three 10'6" x 10'0" (3.21m x 3.06m)

Shower Room

Allocated 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: Converted Penthouse Apartment

Property Construction: Standard

Mains Electricity

Tenure: Share of Freehold with a 99 year lease from 2004. Maintenance is approximately £2,400 per annum. Long and short term lets are permitted and pets allowed subject to the agreement of the Management.

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/

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 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		
(48-54) E		
(39-47) F		
(1-38) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(1-38) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	