



## Inclledon

1 Cranborne Road Swanage, BH19 1EA

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£189,950 Leasehold -  
Share of Freehold

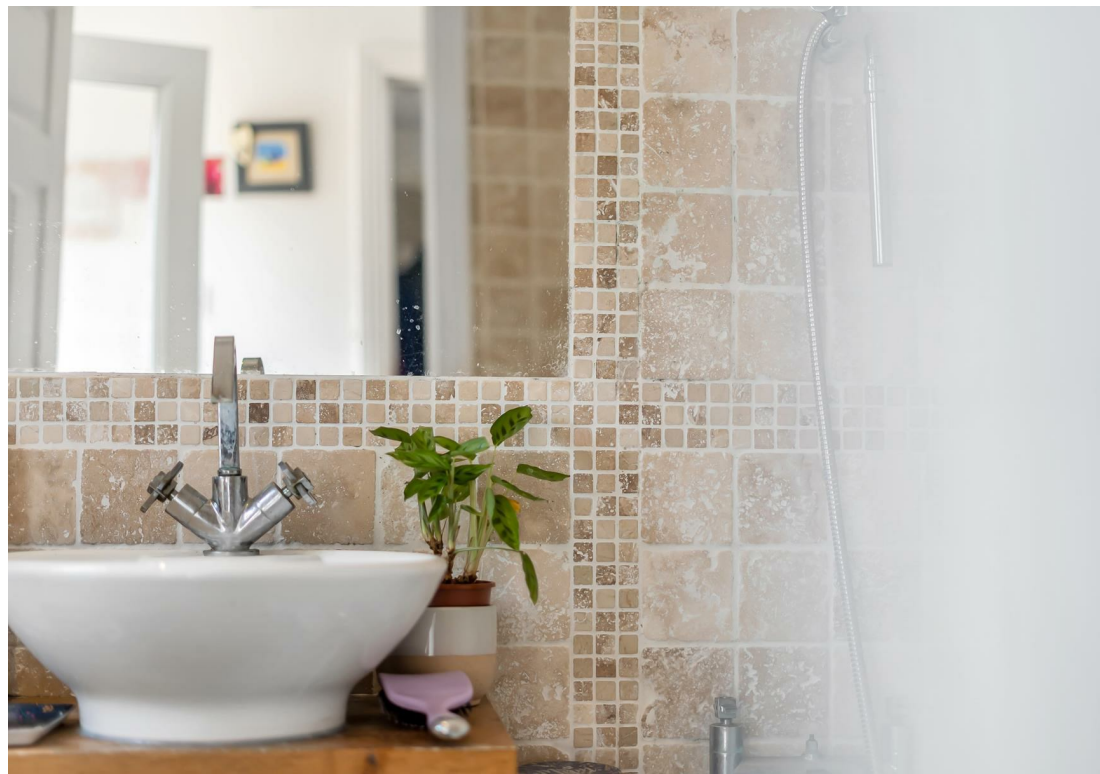


## Incledon

1 Cranborne Road Swanage,  
BH19 1FA

- Ground Floor Apartment
- Private Entrance
- Allocated Parking Space
- Short, Level Walk to Town
- Close to Transport Links
- Large Principal Bedroom
- Well-Presented Throughout
- Ideal First Time Buy or Turn Key Property
- Comfortable and Convenient Living Space
- Light and Airy Throughout





**\*\*IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE\*\***

Conveniently positioned within a short, level walk of Swanage's award-winning beach and town centre, this well-presented two-bedroom ground floor apartment offers bright, well-proportioned accommodation together with the benefit of an allocated parking space, and communal garden space.

The apartment is arranged around a spacious open-plan living area, providing clearly defined lounge and dining space alongside a generous, fully fitted kitchen. The sitting area comfortably accommodates a large



sofa and additional furniture, while French doors open directly onto a south-easterly facing communal patio, creating an attractive extension of the living space and an ideal spot to enjoy the morning sun. The kitchen comprises plenty of worktop space, base and eye-level storage units, electric hob with oven underneath and filtration hood over, stylish tiled splashback, inset sink and space and plumbing for a washing machine, as well as space for a freestanding fridge/freezer. Warm wood flooring runs throughout the apartment, whilst crisp white walls enhance the sense of light and space, providing a fresh interior ready for moving into.

The principal bedroom is a particularly generous double with dual-aspect windows, allowing excellent levels of natural light throughout the day. The second bedroom offers flexibility and would work equally well as a guest bedroom, home office or hobby room. A modern bathroom comprises a panelled bath with shower over, complemented by contemporary fittings and a neutral finish.

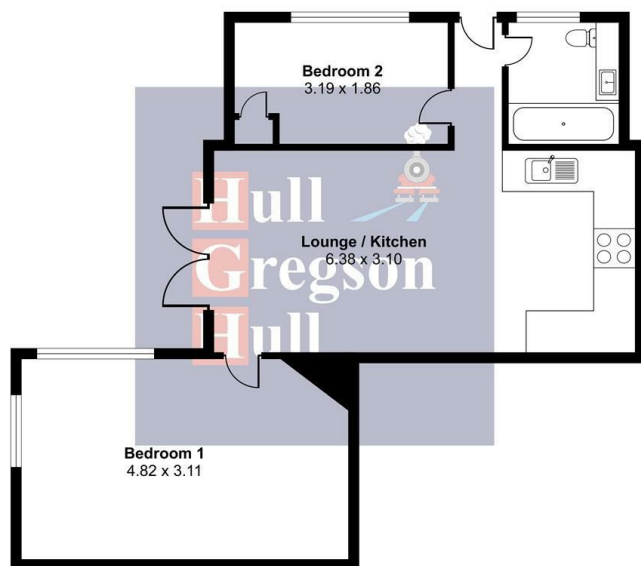
This attractive apartment is well suited as a first time buy, ideal downsize, second home or investment property, perfectly situated close to all local transport links, and just a short stroll from Swanage's boutique shops, independent pubs, classic theatre, steam train line, Doctors surgery and beautiful coastal walks to enjoy. Viewing is highly recommended.





Incledon, Cranbourne Road, Swanage, BH19 1EA

Approximate Total Area = 483.53 sq ft / 45.30 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.

**Lounge/Kitchen**  
20'11" x 10'2" (6.38 x 3.10)

**Bedroom One**  
15'9" x 10'2" (4.82 x 3.11)

**Bedroom Two**  
10'5" x 6'1" (3.19 x 1.86)

**Bathroom**

### 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.

### 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 Flat

Property construction: Standard

Tenure: Share of Freehold with a 999 year lease. from March 2005. Maintenance £1800per annum. Long term lets only, pets not permitted.

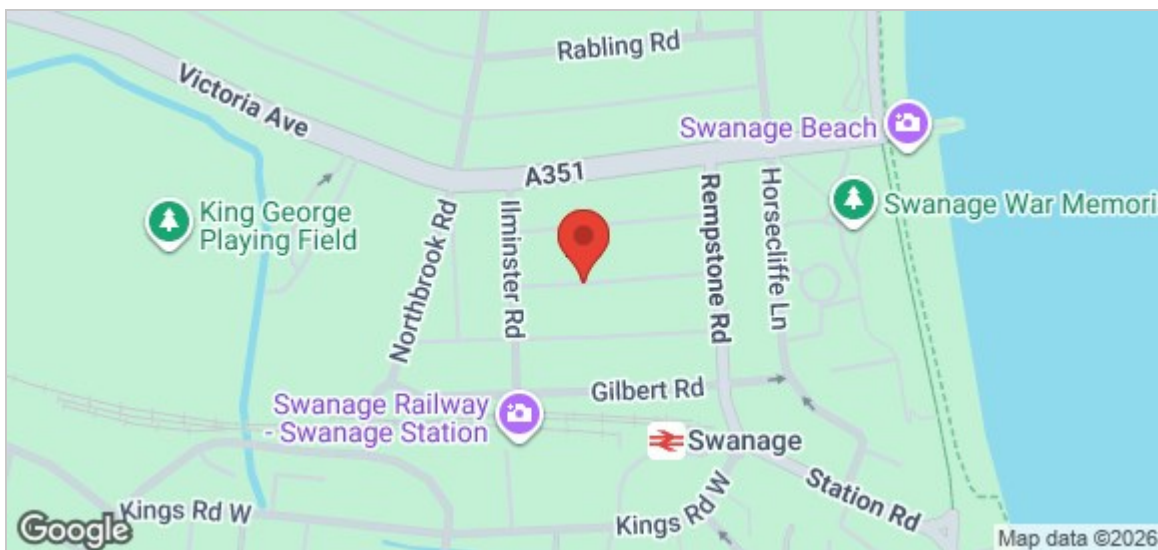
Council Tax: Band B

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)



| 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 |                         |           |
| (82 plus) A                                                     |                         |           |
| (61-81) B                                                       |                         |           |
| (40-60) C                                                       |                         |           |
| (21-39) D                                                       |                         |           |
| (9-20) E                                                        |                         |           |
| (1-8) F                                                         |                         |           |
| (0) G                                                           |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |