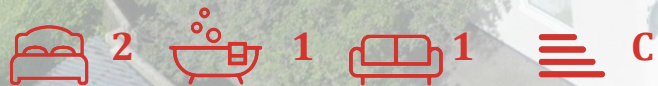




The Chines, 9 Burlington Road

Swanage, BH19 1LR



**£245,000 Share of
Freehold**



The Chines, 9 Burlington Road
Swanage, BH19 1LR

- First Floor, Two Bedroom Apartment
- Located a Short Distance from Swanage North Beach
- Light and Airy Accommodation
- Spacious Kitchen
- Well Proportioned Bedrooms
- Ample Storage
- Good Size Bathroom
- Allocated Parking Space
- Holiday Lets Permitted
- No Forward Chain





Located in an ideal position on Burlington Road, with Swanage North Beach in close proximity reached via Burlington Chine, this **DELIGHTFUL FIRST FLOOR APARTMENT** offers a comfortable and convenient living space, and an allocated parking space. It will appeal to those looking for a family bolt-hole by the seaside and is offered for sale with no forward chain.

Upon entering, you are greeted by bright hallway with storage space

for coats and shoes. The hallway runs central to the apartment with a well-proportioned kitchen situated on your left. Included is the integral oven and hob and the kitchen offers ample space to practice your culinary skills. In addition there is further space for freestanding appliances and a dining table.

A cosy and welcoming reception room sits opposite the bedrooms, a perfect space for relaxing after a long day at the beach or hiking over Ballard Down to Studland!

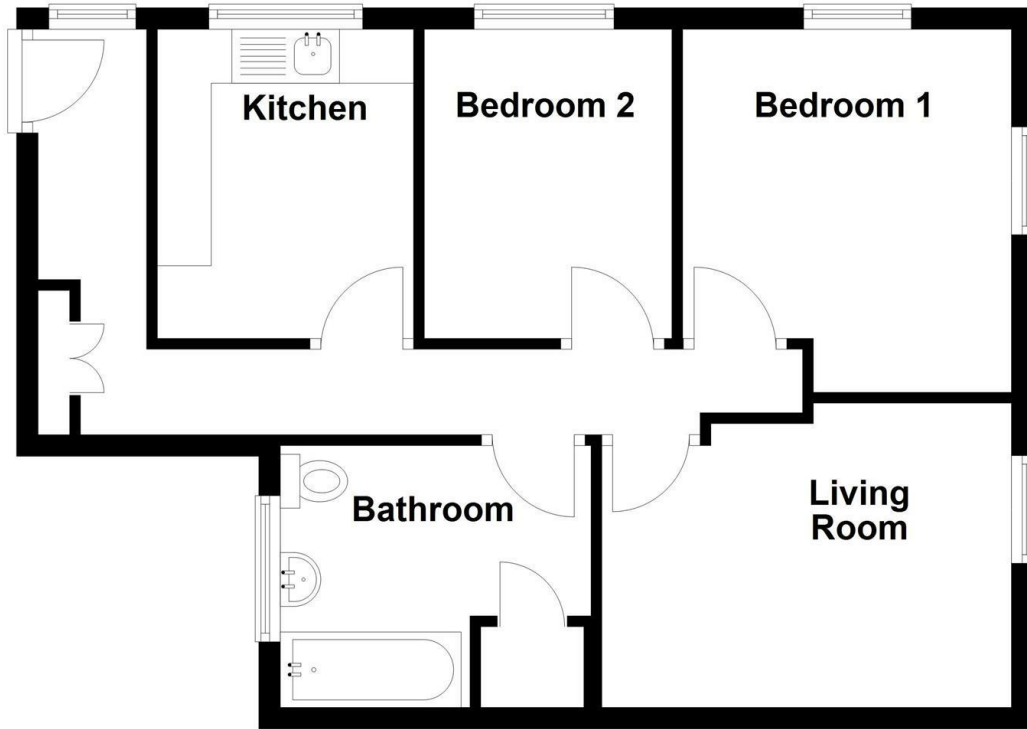
The two double bedrooms sit adjacent to each other, both with large windows offering plenty of light ingress.

The family bathroom is part tiled and consists of an airing cupboard, panel enclosed bath, pedestal basin and WC

An allocated parking space offers an additional benefit.

Overall, this light and airy second-floor apartment is bright and well presented throughout. Holiday lets and long term lets are permitted, and offers an ideal investment opportunity.

Ground Floor



Kitchen

7'9" x 11'3" (2.38 x 3.45)

Bedroom One

9'10" x 11'1" (3 x 3.4)

Bedroom Two

7'7" x 11'3" (2.32 x 3.45)

Living Room

7'2" x 16'4" (2.2 x 5)

Bathroom

8'2" x 7'1" (2.5 x 2.17)

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: Apartment

Property construction: Standard

Tenure: Leasehold with Share of the Freehold. 999 year lease from 2004. Long and Short Term lets permitted and pets with permission of the Management Company. Maintenance charge is £1440 per annum.

Mains Electricity

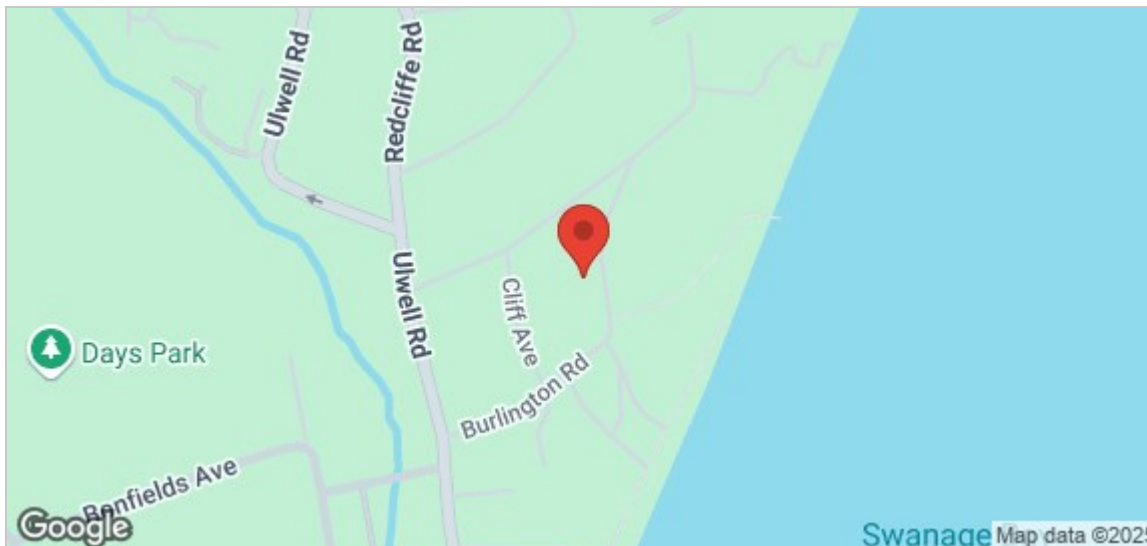
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	