

Northbrook Road

Swanage, BH19 1QJ

2 1 1 C

£260,000 Leasehold -
Share of Freehold

Hull Gregson Hull

Northbrook Road

Swanage, BH19 1QJ

- Ground Floor Apartment
- Two Double Bedrooms
- Garage
- Imacculately Presented Throughout
- Modern Features
- Set in a Quiet Location Close to Town Centre and Beach
- No Onward Chain
- Ideal Holiday Home or Investment
- Suitable First Time Purchase
- Brilliant Lock Up and Leave

















Welcome to Dolphin Court, a quiet complex of modern apartments situated just a few moments from Swanage Town Centre. This contemporary ground floor apartment boasts immaculate presentation throughout, a parking space and garage as well as two double bedrooms, ideal for families and investment buyers. The apartment is accessed via a private entrance and is surrounded by well-maintained communal grass areas and is a short, level walk into the town centre. There are plenty of nearby transport links connecting to Poole, Bournemouth, Christchurch





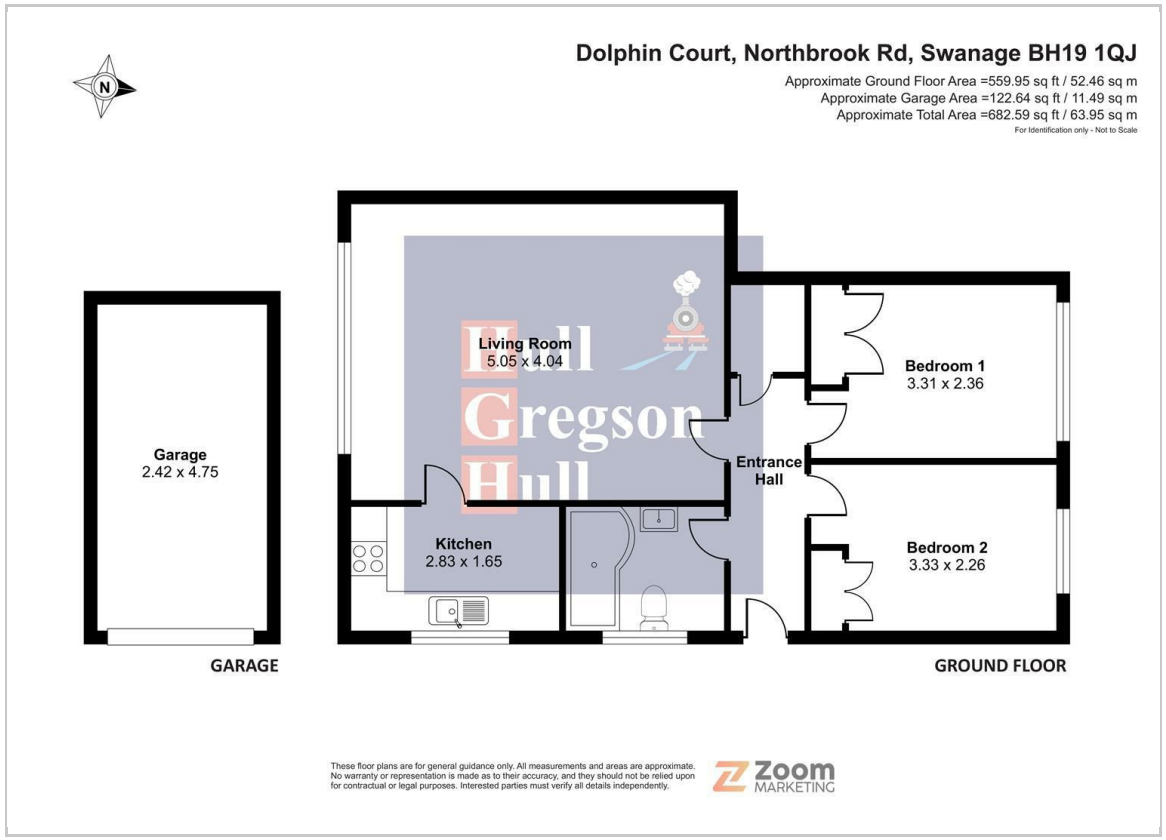
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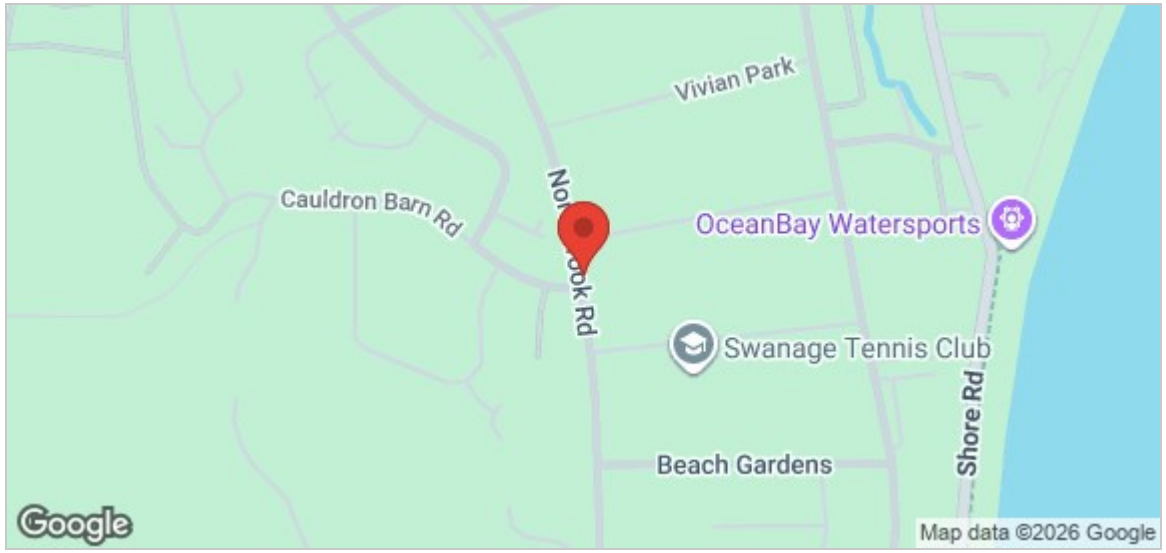
Stepping through the front door, we are welcomed into the bright and airy entrance hall, with built in storage for keeping shoes, coats and beach gear. We are invited firstly to the spacious living and dining area, which offers ample room for a sofa suite, coffee table, display storage and dining table. Set off from the living area is a space-saving kitchen, fitted with plenty of base and eye-level storage units, ample work top space, inset sink, gas oven and hob, dishwasher and plumbing for a washing machine.

Return to the hallway where the two good-sized double bedrooms are located. The principal bedroom currently houses a double bed and freestanding units, as well as ample built in storage. Bedroom two is of similar size to bedroom one and is currently laid out as a twin room, also with freestanding units and built-in wardrobes, ideal for guest accommodation or as a children's bedroom. Both bedrooms benefit from plenty of natural light.

The family bathroom serves both bedrooms and comprises a P-shaped bath with shower over, heated towel rail, W.C., and wash basin. The bathroom is currently decorated in warm coastal tones and fully tiled for a luxurious effect.

The apartment has been beautifully decorated throughout and provides an ideal first time buy, investment property, or somewhere comfortable to retire to by the coast. Outside, the property benefits from a single garage unit and parking space, providing a comforting sense of convenience all whilst being a few moments from Swanage town centre. Viewing is highly recommended.





Living Room
16'6" x 13'3" (5.05 x 4.04)

Kitchen
9'3" x 5'4" (2.83 x 1.65)

Bedroom One
10'10" x 7'8" (3.31 x 2.36)

Bedroom Two
10'11" x 7'4" (3.33 x 2.26)

Bathroom

Garage
7'11" x 15'7" (2.42 x 4.75)

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 Freehold. We understand that the lease has 949 years left. There is no ground rent payable on the property with a maintenance charge of £900 per annum. Pets are permitted. Long term and holiday lets are permitted.
Council Tax: Band C
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/

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