



Northbrook Road

Swanage, BH19 1QJ



Offers Over £295,000
Leasehold - Share of Freehold



Northbrook Road

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- Two Bedroom Maisonette
- Sought-After Location Near to Beach and Parks
- Very Well Appointed
- Beautifully Maintained
- Modern Kitchen
- Contemporary Bathroom
- Garage & residents parking area
- Communal Gardens
- All Lettings Permitted
- Must be Seen to be Appreciated





'Dolphin Court' is within a sought-after complex situated on Northbrook Road within a short distance from the main beach and opposite Beach Gardens with its bowling, putting greens and tennis courts. Parks and greenspace are nearby. This beautifully appointed and maintained Two Bedroom maisonette is one of four in a block set in neat and well-tended communal grounds. It has the benefit of personal main door to the rear and its own garage. There is also a residents parking area.

Enter the property and you are welcomed into a bright hallway with



a flight of stairs rising to the first floor and useful storage cupboard beneath the stairs. Wood-effect flooring continues from the hallway into a spacious Living Room which features a paned window with a view over the communal gardens towards the trees lining Beach Gardens, dappling the morning sunshine. There is space to accommodate both lounge and dining furniture quite comfortably.

Adjacent to the Living Room is contemporary 'shaker' style kitchen with attractive tiled flooring, and co-ordinating wooden worktops with base and wall units; integral appliances include eye-level oven with grill, gas hob with filtration hood over and washing machine. This kitchen has plenty of light ingress from a westerly direction.

On the first floor, a landing offers further cupboard storage space. Bedroom One has a westerly aspect through dual windows and a built-in wardrobe. It allows ample space for freestanding bedroom furniture. Bedroom Two would make an ideal guest room or office/studio. Each room and the landing are ideally decorated in a neutral palette with pale carpeting.

The Bathroom is sleekly arranged and comprises a white suite of bath with waterfall shower over, washbasin and W.C. A contemporary ladder towel rail, fully tiled walls and wood laminate flooring complete this space.

Outside Communal Gardens provide a space to dry washing and residents parking area. Included with the property is a large garage with light and power.

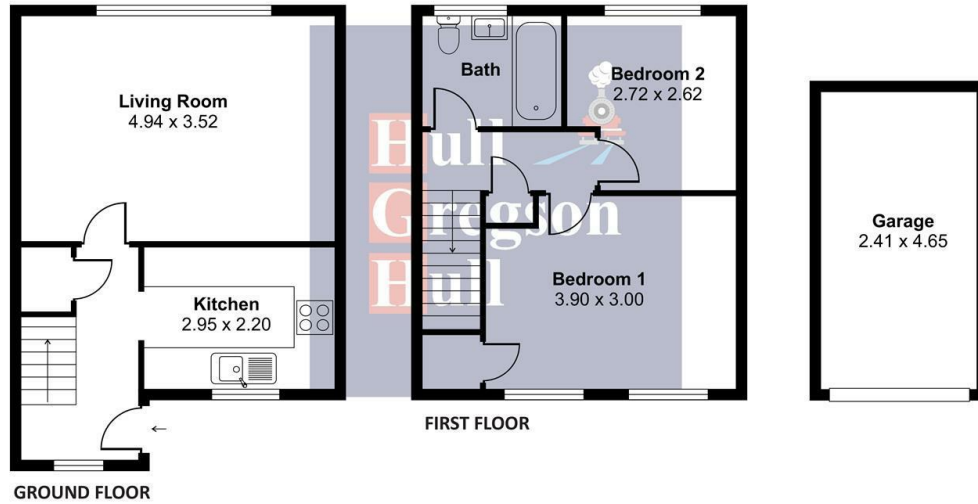
This property will make a lovely home or holiday destination, with the beach being within close proximity. Viewings are highly recommended to appreciate this exemplary property.



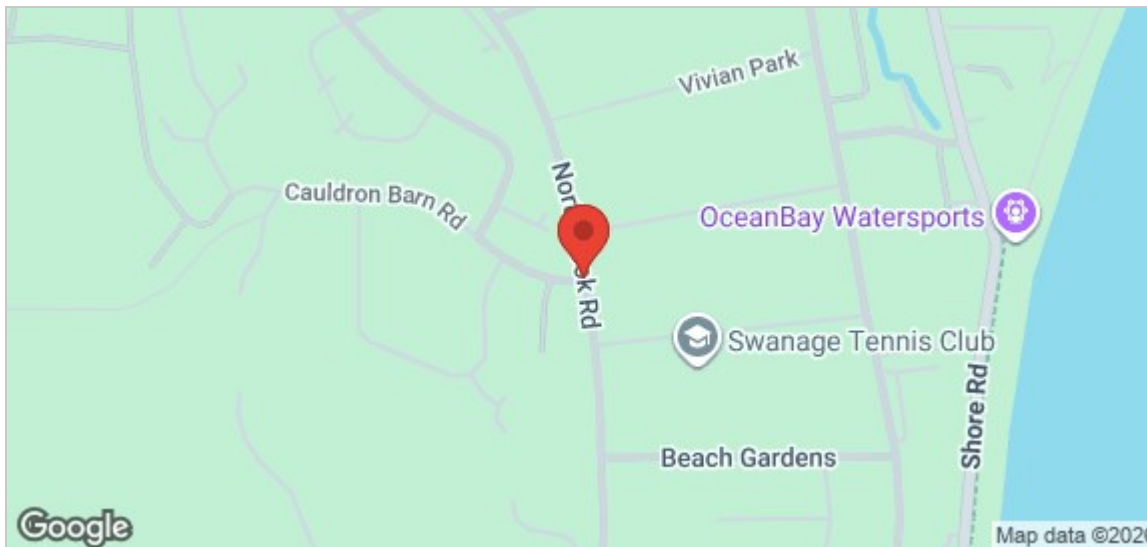


Dolphin Court, Northbrook Road, Swanage, BH19 1QJ

Approximate Ground Floor Area = 333.02 sq ft / 31.20 sq m
Approximate First Floor Area = 308.58 sq ft / 28.91 sq m
Approximate Garage Area = 119.54 sq ft / 11.20 sq m
Approximate Total Area = 761.14 sq ft / 71.31 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/Dining Room 16'2" x 11'6" (4.94m x 3.52m)

Kitchen 9'8" x 7'2" (2.95m x 2.20m)

Bedroom One 12'9" x 9'10" (3.9m x 3m)

Bedroom Two 8'11" max x 8'7" max (2.72m max x 2.62m max)

Bathroom

Garage 15'3" x 6'6" (4.65m x 1.98m)

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: Maisonette

Property construction: Standard

Tenure: Share of Freehold. 999 year lease from 1976. Maintenance £800 pre annum. Pets by permission of the Management. Lettings are permitted including holiday lets, however any Airbnb lets must be via a professional agency only.

Council Tax: Band C

Mains Electricity

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		