


# 16 Victoria Avenue

Swanage, BH19 1AN

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£185,000 Leasehold

Hull Gregson Hull

# 16 Victoria Avenue

Swanage, BH19 1AN

- One Bedroom Apartment
- Well Presented Throughout
- Large Living Room
- Modern Shower Room
- Allocated Parking Space
- Holiday Let / Residential Lets Allowed
- Close to the Town Centre & Beach
- Spacious Bedroom
- Ideal First Time Buy or Holiday Let
- Long Lease

















A well-presented split-level apartment occupying the first floor of this attractive substantial building, ideally positioned approximately 250 metres from Swanage seafront and within easy reach of the town centre. The property benefits from well-proportioned accommodation, a dedicated parking space and a convenient location, making it equally appealing as a permanent home, holiday retreat or investment opportunity.

Internally, the apartment is decorated in neutral tones throughout. The L-shaped entrance hall provides access to the principal rooms, including the good-sized living room positioned to the rear of the building. A short flight of steps leads down to the separate kitchen, which is fitted with a range of white wall and base units, complementary work surfaces and an integrated stainless-steel electric oven and hob.



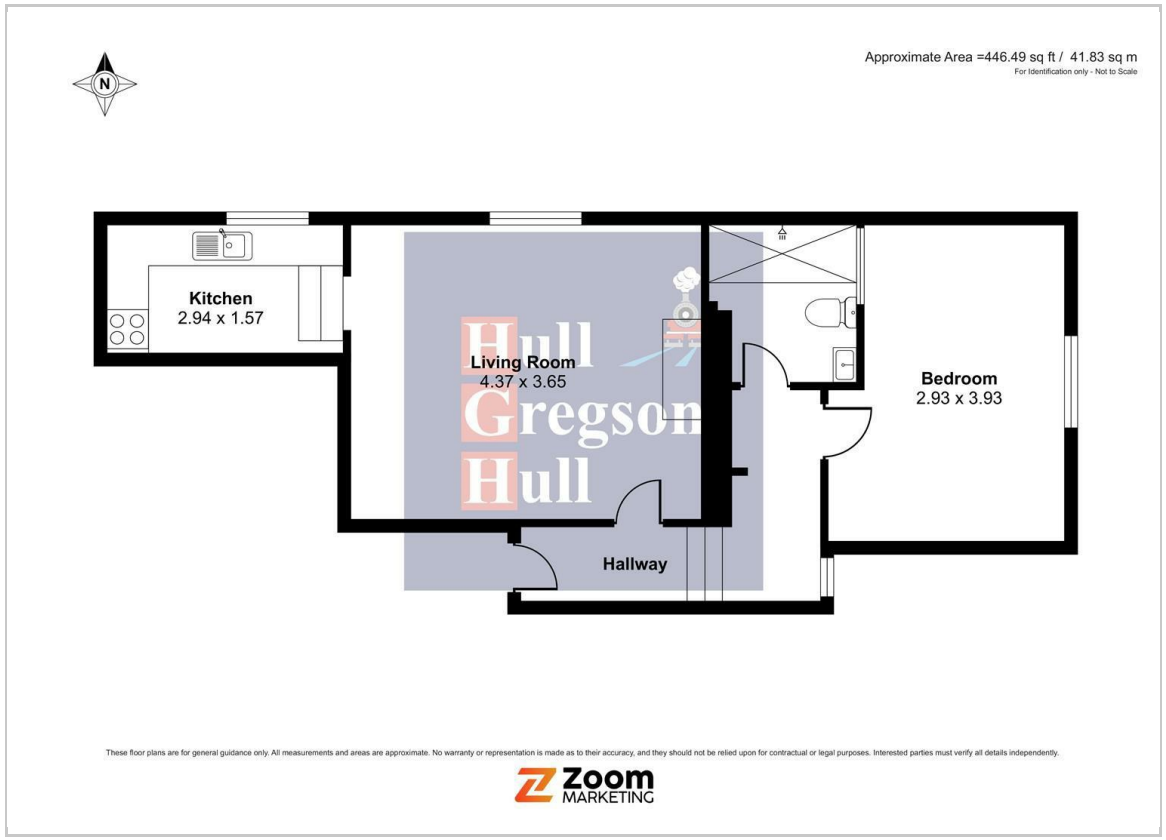
The stylish double bedroom enjoys an Easterly-facing aspect and provides good proportions. The shower room has been refitted in recent years and features a large walk-in shower, wash hand basin and WC, completing the accommodation.

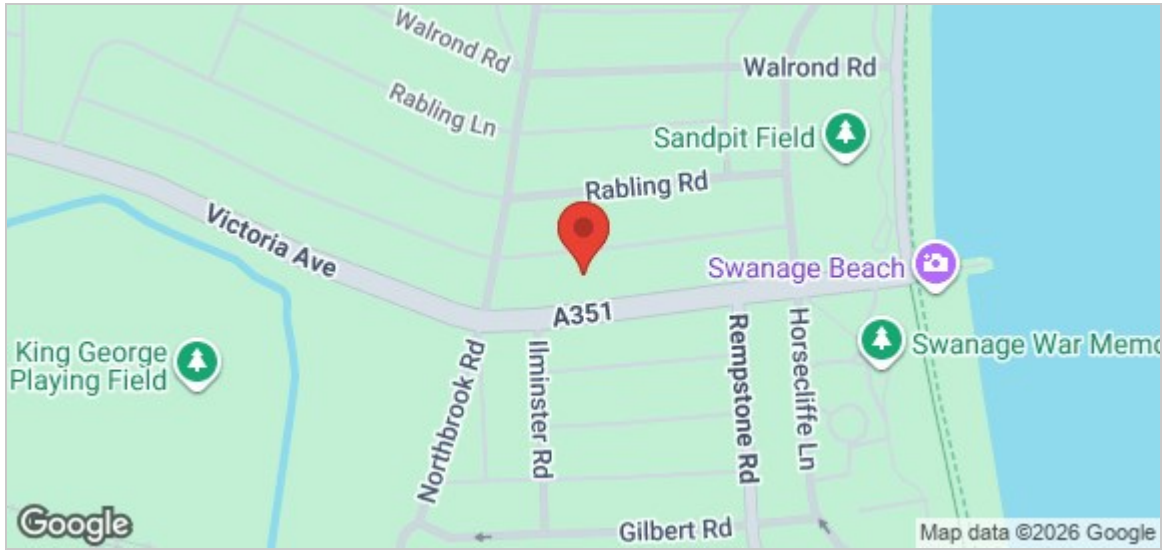
Outside, the property benefits from communal gardens to the front, predominantly laid to lawn with flower borders and established shrubs. A dedicated parking space is located to the rear of the building and is accessed via a service road, a particularly useful benefit given the property's close proximity to the seafront and town centre.



Swanage is a popular seaside town situated at the eastern end of the Isle of Purbeck, nestled between the Purbeck Hills. The town is highly sought after and offers a range of local amenities to include the historic Swanage Steam Railway.

This delightful property has been successfully used as a holiday let during the summer season in recent years, while its practical layout and proximity to the beach and town would also make it an excellent choice for a first-time buyer or those looking for a coastal second home.




# Hallway

# Living Room
14'4" x 11'11" (4.37m x 3.65m)

# Kitchen
9'7" x 5'1" (2.94m x 1.57m)

# Bedroom
9'7" x 12'10" (2.93m x 3.93m)

# Shower Room

# 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. The property currently has approximately 145 years remaining. We have been informed that all lets are allowed but pets are not permitted. The annual service charge for the property is approximately £1,180 with an annual ground rent of £1 (peppercorn).

Property type: Apartment
Property construction: Standard
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

