



Court Road
Swanage, BH19 1JB

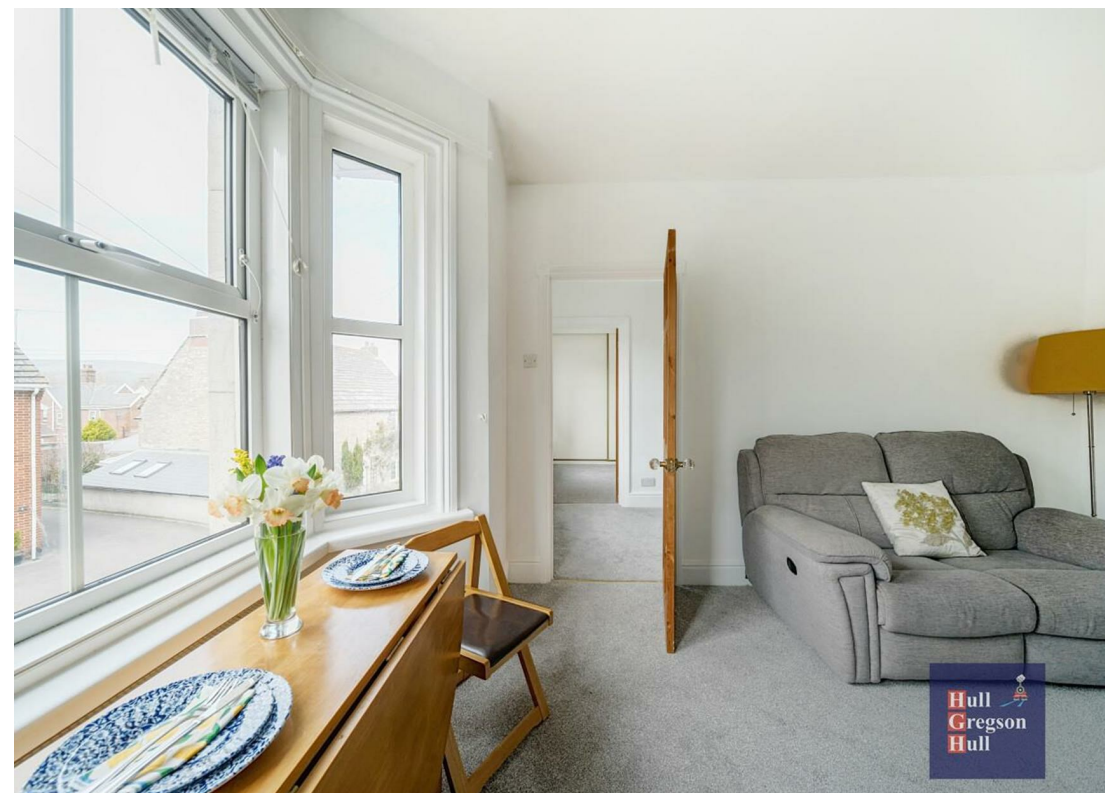


Court Road

Swanage, BH19 1JB

- Two Bedroom Apartment
- Well Maintained & Presented
- Large Kitchen
- Main Bedroom with Ample Storage
- Courtyard Garden
- Almost Level Walk to Town Centre
- Local Shop Nearby
- Ideal First Time Purchase
- Investment Opportunity
- No Forward Chain



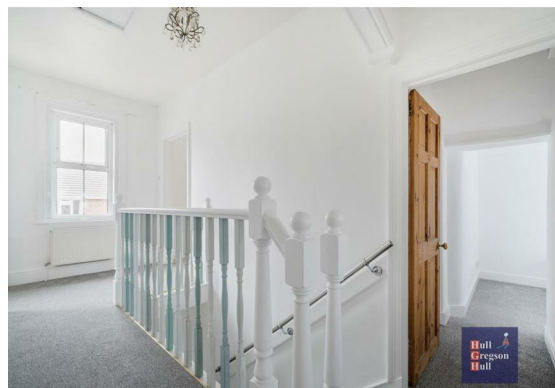


We are delighted to present this interesting **TWO BEDROOM FIRST FLOOR APARTMENT** in an ideal location a short, level walk to Swanage Town Centre.

Stepping through the front door a small area provides space for shoe and coats, and a flight of stairs rise to the first floor.



A westerly-facing sitting room looks over the shingled courtyard garden through a feature bay window allowing plenty of sunshine to fill this comfortable room. Bespoke built in shelving and cabinet offer storage, and a polished Purbeck stone fireplace surround, provides a focal point. The bay window provides space for dining table and chairs.



Bedroom One is also westerly facing and is a large double room with an ample range of built-in wardrobes providing plenty of storage.

Returning along the landing a couple of stairs descend to the good sized kitchen which is fitted with ample base and eye-level storage cupboards, gas oven with four-ring gas hob and filtration hood over. There is space and plumbing for a washing machine, tumble drier, fridge/freezer and three-quarter dishwasher.

Centrally on this level is a family-sized bathroom equipped with large corner bath, sperate shower cubicle, wash basin and WC.

Bedroom Two is a smaller room, ideal for child or a study/office.

To the front of the property, there a courtyard garden benefiting from a westerly aspect, perfect for siting a patio table and chairs or storage for bicycles.

The loft area covers the whole flat and provides plenty of room for extra storage.

On street parking can be found nearby as well as the bus stop for the Wareham/Poole service or Dorchester/Weymouth service in the Summer months. A local convenience store is situated nearby.

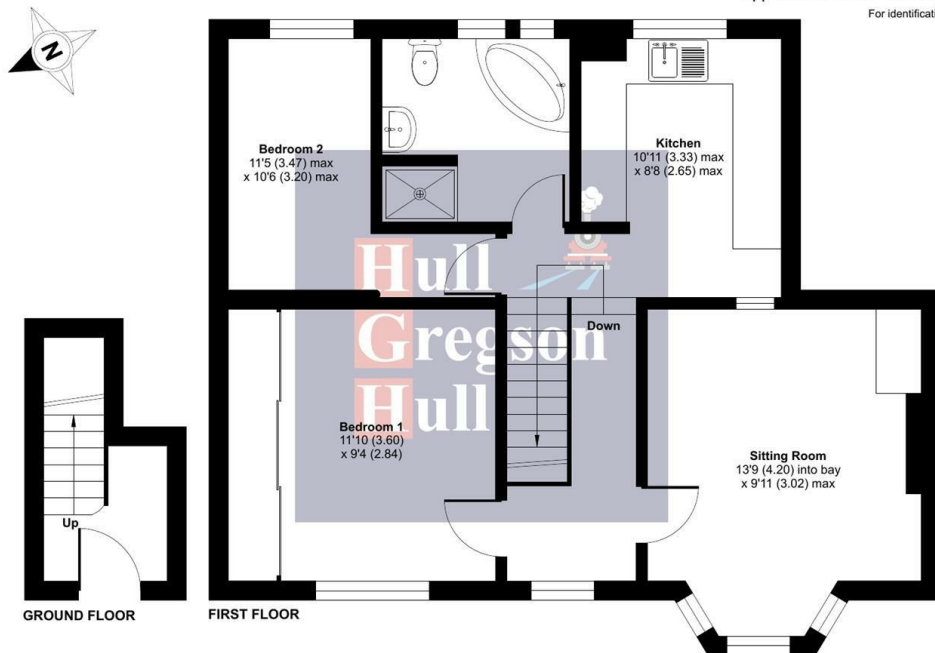
This flat is would make an excellent first-time buy and also offers an investment opportunity for long-term rental and must be seen to be appreciated.



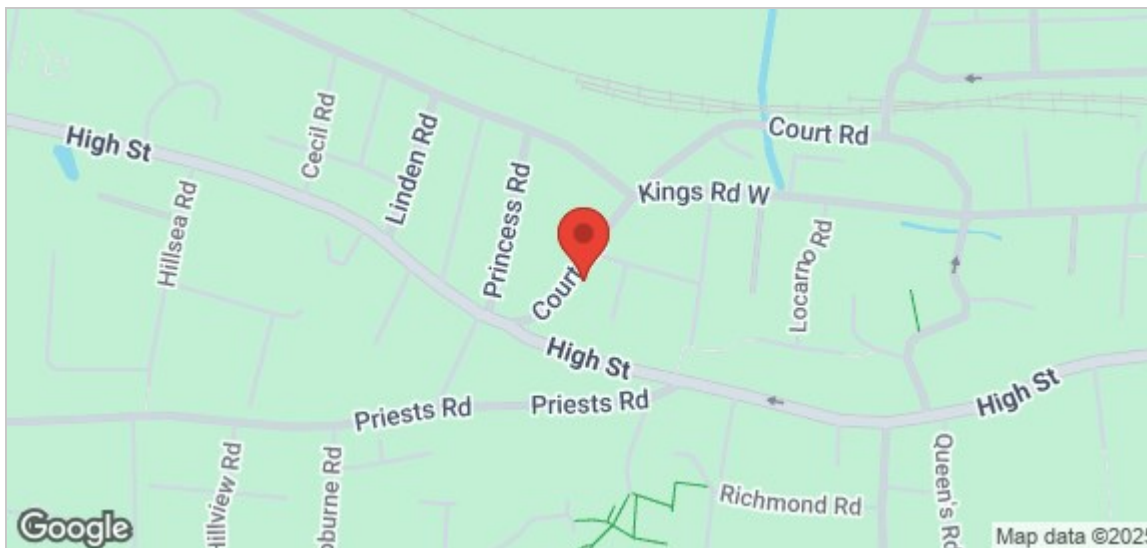
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Approximate Area = 694 sq ft / 64.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1269723



Sitting Room

13'9" into bay x 9'10" max (4.20 into bay x 3.02 max)

Kitchen

10'11" max x 8'8" max (3.33 max x 2.65 max)

Bedroom One

11'9" x 9'3" (3.60 x 2.84)

Family Bath/Shower Room

Bedroom Two

11'4" max x 10'5" max (3.47 max x 3.20 max)

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: First Floor Apartment - Conversion

Property construction: Standard

Tenure: Leasehold: 125 years from July 2003 (103 years remaining) We are advised by the vendor that the maintenance charge is £300 a year, ground rent is £40 a year. Long Term Lets Permitted and Pets are permitted, but no holiday lets.

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 63, Potential 74

Environmental Impact (CO₂) Rating: Current 64, Potential 77