Cranborne Road

Swanage, BH19 1EA

2 1 1 C

£265,000 Leasehold

Hull Gregson Hull

Cranborne Road

Swanage, BH19 1EA

- Beautifully Presented Two Bedroom Apartment
- Allocated Parking Space & Visitor Parking
- Ideal First Time Buy
- Situated on the Ground Floor
- Close to Local Amenities and Beach
- Suitable as a Buy To Let
- Convenient Utility Area
- Perfect Downsize or Holiday Home
- Comfortable and Practical Lateral Living
- Spacious Living/Dining Area

Welcome to Havenhurst Court, a characterful apartment building located just moments from the beach. This beautifully presented two bedroom apartment is situated on the ground floor and boasts a parking space and visitor parking, ideal for first time buyers, investment purchasers, or as a holiday home by the sea.

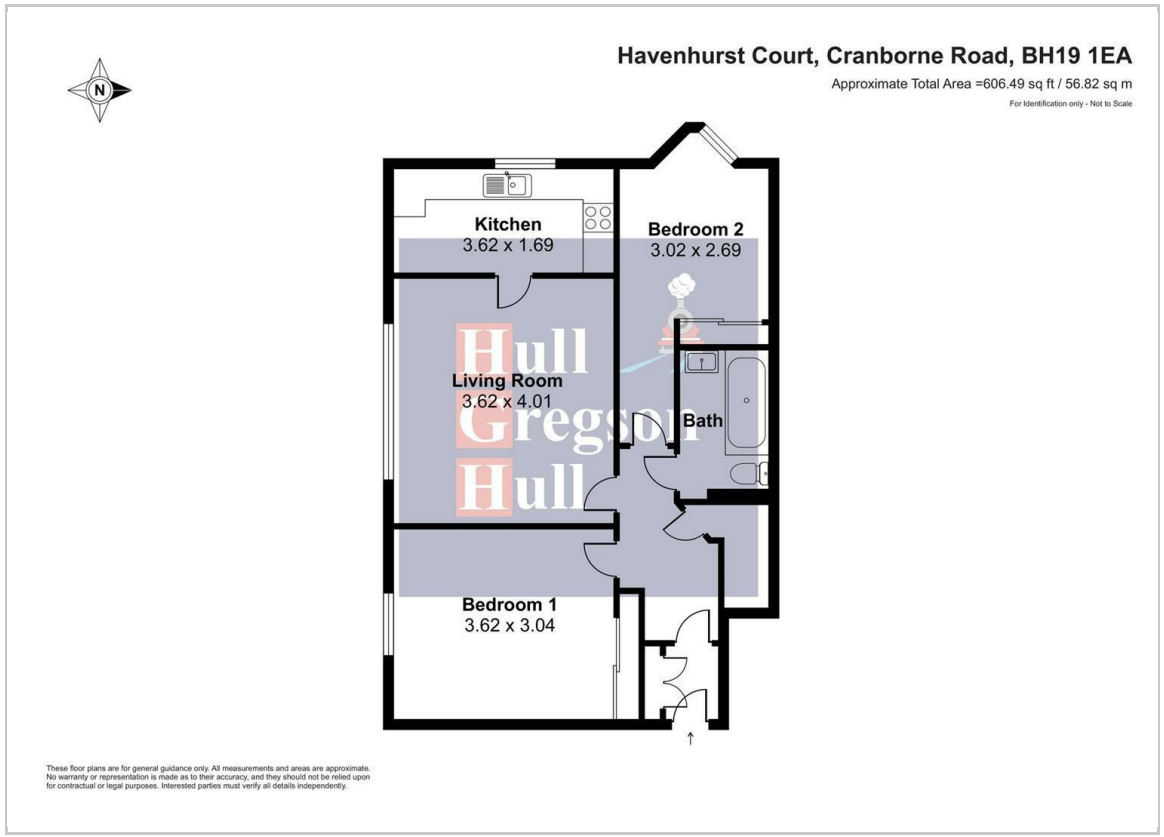
Stepping through the main internal door, we are welcomed into a vestibule with storage for shoes and coats. The spacious entrance hall benefits for, two separate storage cupboards, one of which containing plumbing for a washer/drier and space for storing towels and linen. The hallway leads us firstly to the

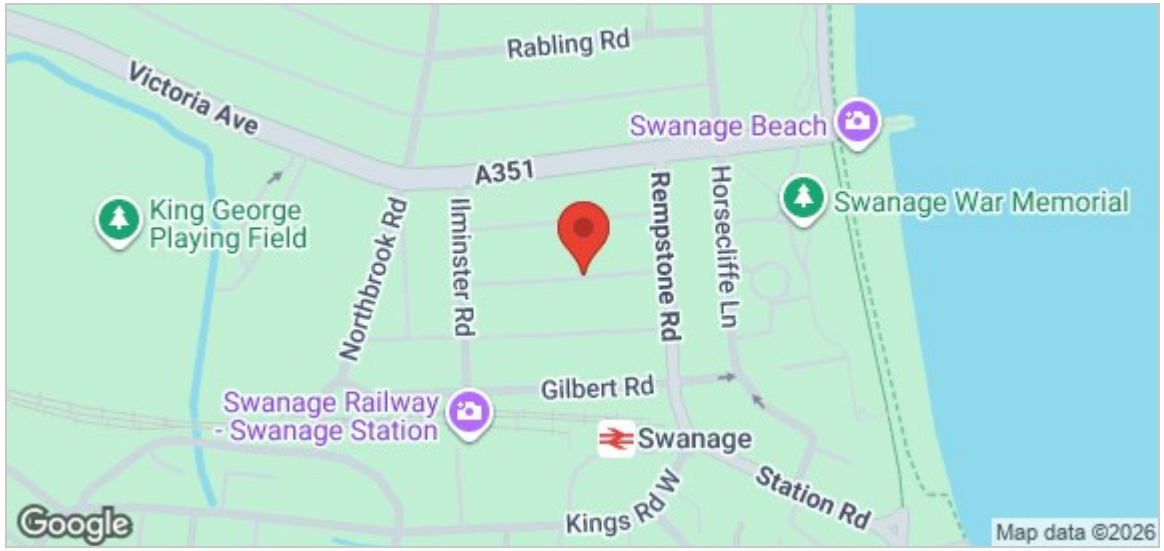
living/dining area, a bright generous room with southerly-facing windows which flood the room with natural light. The living/dining area provides ample space for a large corner sofa, coffee table, free-standing storage, TV and console plus a family dining table and chairs. The living room is beautifully presented with crisp white walls and neutral decor to enhance the sense of space throughout. Leading on from the living area is the kitchen, which is a practical space comprising ample base and eye-level storage units, plenty of worktop space, plumbing for a dishwasher, four ring gas hob with oven under and inset sink.

Return to the hallway and enter the principal bedroom which is a comfortable double room with ample built-in storage. Bedroom two is a good-sized single room with built in storage. This versatile space can be used as a guest room, child's bedroom, study or a separate snug. The two bedrooms are served by the family bathroom, recently redecorated and comprising a paneled bath and shower over, W.C., and wash basin vanity unit.

Outside, the property benefits from a small patio area ideal for drying laundry, as well as an allocated parking space with two visitor parking bays.

This practical and comfortable two bedroom apartment is located just moments from Swanage town centre and beach, as well as all local transport links. Viewing is highly recommended.





Living Room
11'10" x 13'1" (3.62 x 4.01)

Kitchen
11'10" x 5'6" (3.62 x 1.69)

Bathroom

Bedroom One
11'10" x 9'11" (3.62 x 3.04)

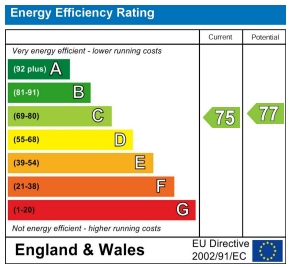
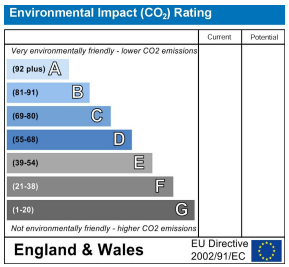
Bedroom Two
9'10" x 8'9" (3.02 x 2.69)

Allocated 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. We understand the property has a leasehold and there is a 125 year lease commencing in 2005. Ground rent is £200 per annum, with a maintenance charge of £143.26 per month. Pets are not permitted and holiday lets are not permitted. Long term lets permitted. Havenhurst Court is managed by Grange Management.

Property type: Apartment
Property construction: Standard
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. 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.