

Morrison Road

Swanage, BH19 1JT

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Offers Over £225,000

Leasehold - Share of Freehold

Hull Gregson Hull

Morrison Road

Swanage, BH19 1JT

- Ground Floor Apartment
- Two Bedrooms
- Private Complex in a Secluded Location
- Well Maintained
- Contemporary Kitchen
- Spacious Lounge/Dining Room
- Close to Bus Links to Swanage and Poole
- Local Store Nearby
- Allocated Parking Space
- Share of Freehold

















This CHARMING GROUND FLOOR TWO BEDROOM APARTMENT is found tucked away on a small and PEACEFUL PRIVATE ESTATE in West Swanage just under three quarters of a mile from the town centre. Manor Gardens, located in the lee of the historic Newton Manor House and comprises an attractive group of some nineteen, Purbeck Stone built properties arranged around pleasant communal gardens. The complex is approached from Morrison Road, a cul-de-sac with pedestrian access to the High Street. A local convenience store and the bus route to Swanage/Poole is close by.

Enter the apartment through a protective porch into the spacious Living/Dining Room which features dual aspect, double glazed windows and modern wooden flooring. This room will easily accommodate both lounge and dining room furniture and the separate Kitchen is accessed though a glazed door. It comprises a contemporary and streamlined range of worktops with tiled splashbacks, cupboards and drawers, inset electric hob and under oven with filtration hood over. There is space and plumbing for washing machine, tumble dryer and freestanding fridge freezer.



A small internal hallway sits beyond the living room leading to the bedrooms and bathroom. Bedroom One has a southerly aspect and space for freestanding wardrobe and some storage. Bedroom Two has a similar aspect and accommodates a single bed, but could be used as a home office, study or dressing room.

The roomy bathroom comprises a white suite of shaped bath with rainfall shower over and glazed screen, wash basin, WC and extractor fan.



Outside the well-tended landscaped communal gardens offer a place to sit in an oasis of tranquility and the apartment has the benefit of an allocated off-road parking space.

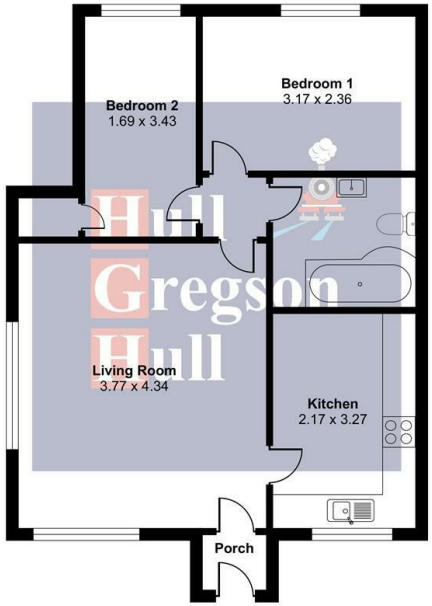
This particular apartment has been well-maintained and updated throughout. It would suit those looking for stress-free living in a conveniently located ground floor apartment, an investment opportunity or seaside bolthole.

Viewing is highly recommended to appreciate.

Manor Gardens, Morrison Rd, Swanage BH19 1JT

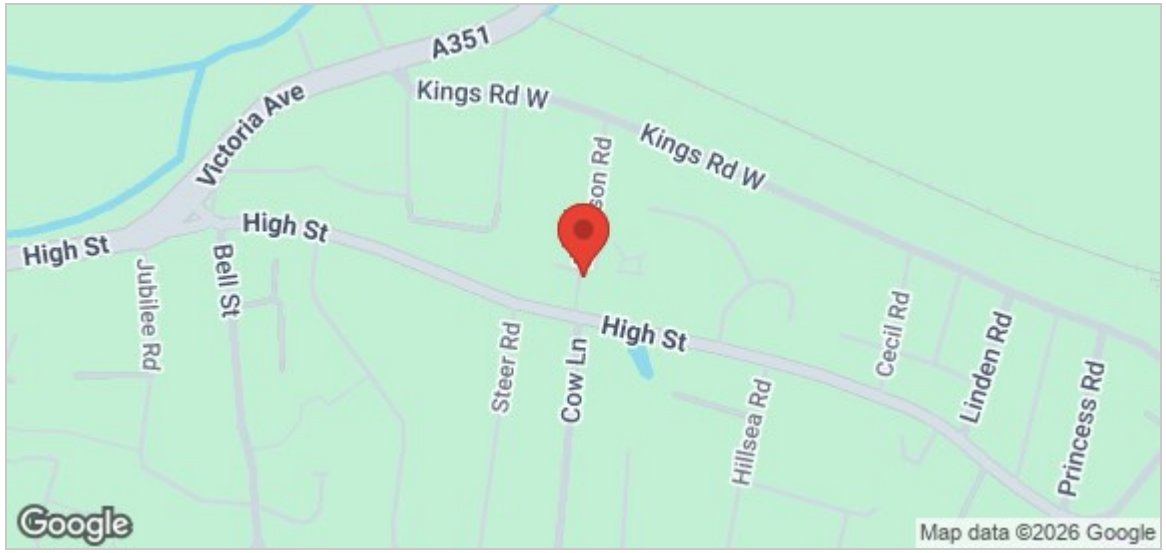
Approximate Total Area =480.75 sq ft / 45.04 sq m

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.

Zoom MARKETING



Porch

Living rom
14'2" x 12'4" (4.34m x 3.77m)

Kitchen
10'8" x 7'1" (3.27m x 2.17m)

Bedroom One
10'4" x 7'8" (3.17m x 2.36m)

Bedroom Two
11'3" x 5'6" (3.43m x 1.69m)

Bathroom

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.

Property type: Ground Floor Flat
Property construction: Standard
Tenure: Share of Freehold. 999 year lease from 2007. Maintenance charge approximately £2,200 per annum. Holiday lets not permitted and pets at discretion of the Management.
Council Tax: Band C
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.

