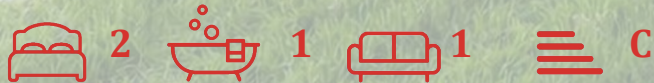




## Cow Lane

Swanage, BH19 2TH



**£160,000 Leasehold**



## Cow Lane

Swanage, BH19 2TH

- Spacious Two Bedroom Apartment
- Ideal as a Buy to Let or First Time Buy
- Purbeck Hill Views
- Short Walk from Local Amenities
- Contemporary Interior
- Situated Nearby Townsend Nature Reserve
- Close by Transport Links
- Large Living Space
- Communal Gardens
- Low Ground Rent and Service Charges





We are delighted to present to market this versatile two bed apartment, situated in the sought-after seaside resort of Swanage. The apartment offers an excellent opportunity for investors or first time buyers, ideal as a buy to let investment or first step onto the property ladder. The apartment features a bright and contemporary interior with two good sized double bedrooms, modern kitchen area, and welcoming living space offering a practical and comfortable living environment.



Enter the property through the communal entrance, then stairs rise to the second floor. Upon entering the interior door we are welcomed into the



entrance hall, with convenient storage cupboard. Doors lead firstly to the shower room and main bedroom. The shower room is a contemporary space fitted with modern fixtures including a square shower cubicle, W.C., and wash basin. The main bedroom resides opposite the shower room and is a spacious double room with plenty of space for freestanding storage and a large double bed. Next door to the main bedroom is bedroom two, which is a good sized double room perfect as a home office or guest room. The entrance hall then leads to the kitchen. This space-saving U-shaped kitchen comprises both base and eye-level storage cabinets, four-ring electric hob, integral oven and grill, plumbing for under-counter fridge and freezer, and spacious storage cupboard with plumbing for a washer/drier.

At the end of the hallway is the living room. This a generous, light and airy space which has been modernised with grey carpet and crisp white walls. Dual aspect windows boast beautiful Purbeck Hill views, and the bay window offers an ideal place to put a window seat.



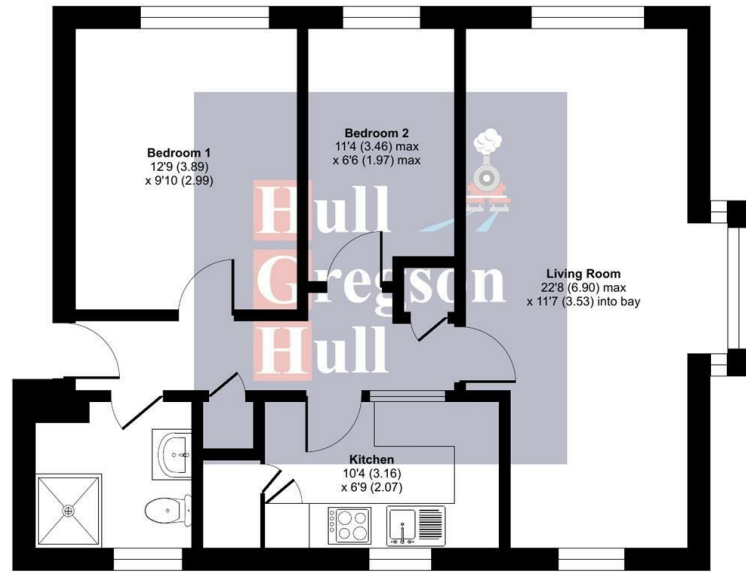
Outside, the property benefits from lawned communal gardens which are ideal for sitting out to enjoy the sunshine or hanging laundry.

Offered to market at a competitive price, this is an apartment not to be missed, Viewing highly recommended.

## Cow Lane, Swanage, BH19

Approximate Area = 643 sq ft / 59.7 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1424085

**Living Room**  
22'7" max x 11'6" into bay (6.90 max x 3.53 into bay)

**Kitchen**  
10'4" x 6'9" (3.16 x 2.07)

**Shower Room**

**Bedroom One**  
12'9" x 9'9" (3.89 x 2.99)

**Bedroom Two**  
11'4" max x 6'5" max (3.46 max x 1.97 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. We understand that the ground rent is £10 half yearly, and service charge is £472.11 half yearly. The lease term is 125 years from 2003 with 102 years remaining. Please note some games have been digitally enhanced using AI, scroll through the photos to see the originals. The property is also subject to a SECTION 157 covenant, meaning you must have lived or worked in the local area for the past three years.

Property type: Apartment  
Property construction: Standard

Mains Electricity

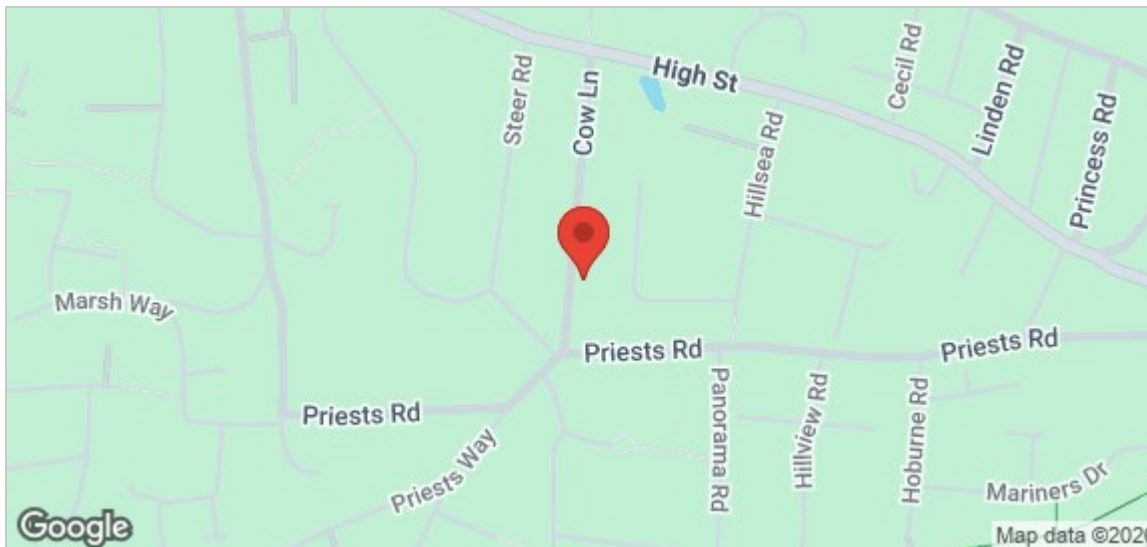
Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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