Taunton Road

Swanage, BH19 2BG

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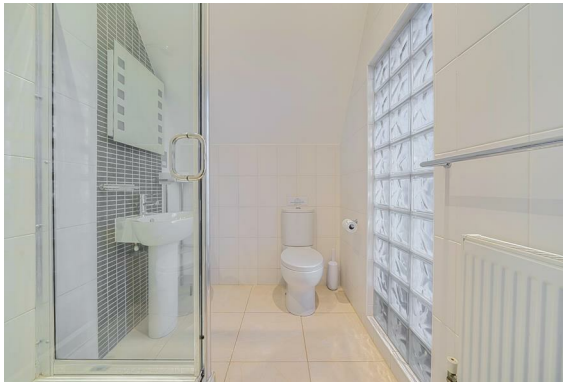
Offers In Excess Of
£295,000 Share of Freehold

Hull Gregson Hull

Taunton Road

Swanage, BH19 2BG

- Penthouse Apartment on Own Floor
- Wonderful Views to Swanage Bay & Beyond
- Perfect Location near Town Centre & Seaside
- First-Rate Specifiation - Approx 81 Sq metre floor area
- 2 Excellent Bedrooms
- Ensuite In Main Bedroom
- Own Undercroft Parking Space
- Electric Central Heating (wet heating system) & Mains Drainage
- Equal Share of Freehold, No Ground Rent
- No Forward Chain



THE PENTHOUSE WITH SPECTACTULAR SEA VIEWS!

This EXCLUSIVE APARTMENT offers SPECTACULAR and PANORAMIC SEA VIEW towards Swanage Bay and the Isle Of White. The PENTHOUSE in a VERY CONVENIENT LOCATION close to the town centre and beach is BEAUTIFULLY PRESENTED has TWO DOUBLE BEDROOMS (one with En Suite) and includes PRIVATE UNDERCROFT PARKING.

'Sea Court' is an impressive Victorian building converted into 5 apartments in 2007 to high specification. Flat 5, which covers the whole of the top floor

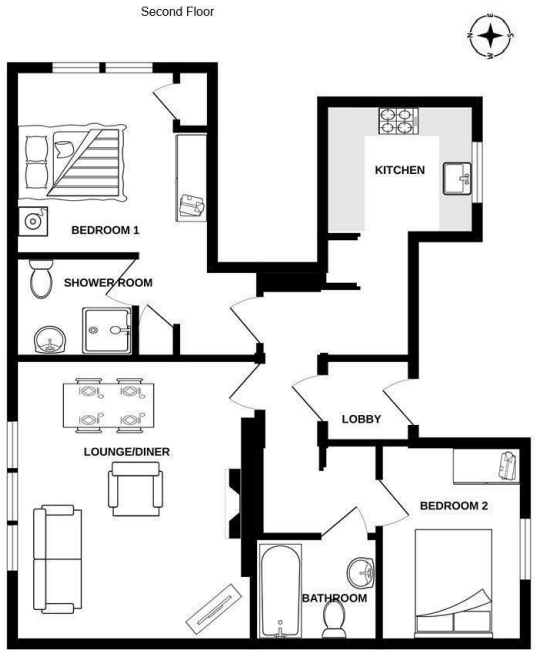
of the building has a floor area of approximately 81 sq metres, is beautifully presented and has benefits including oak doors and solid oak flooring throughout, LED lighting, fully porcelain tiled bathrooms and electric heating with boiler and radiators.

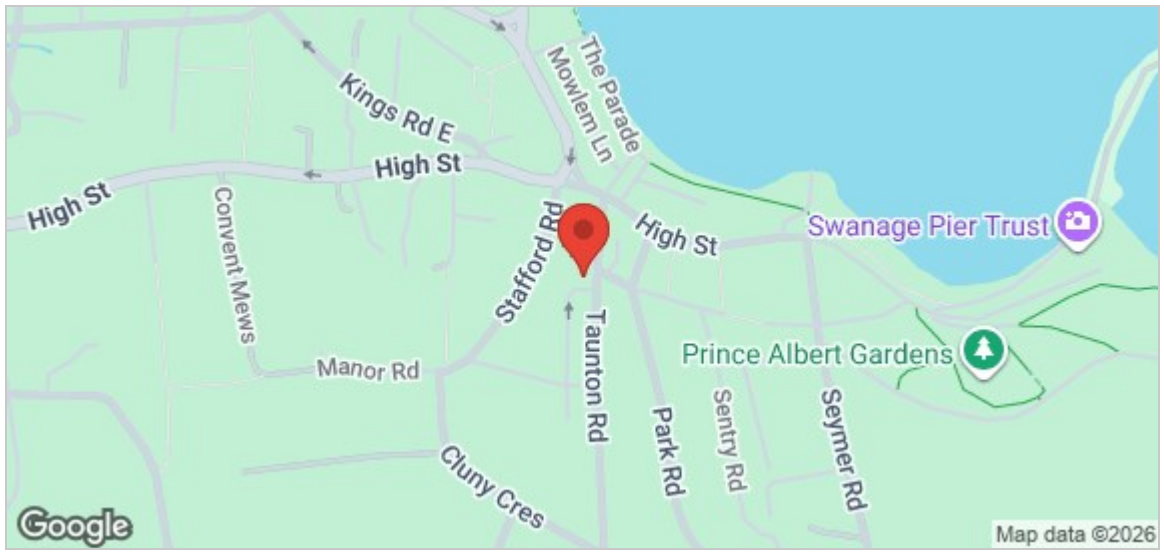
The spacious lounge/dining room has an original Victorian fireplace and mantel with large, feature windows providing elevated, panoramic views towards the town and bay. The kitchen is tastefully arranged with modern base units, granite work tops and opposing 'Velux' stye windows to allow maximum light ingress. Quality integral appliances include oven with ceramic hob and dishwasher.

Both bedrooms are double size and the main bedroom benefits from an en-suite shower room with large shower cubicle, wash basin and WC. two double bedrooms, with the main bedroom benefitting from an en suite shower room and. Completing the accommodation is a modern bathroom with bath, washbasin and WC.

A loft area is mostly boarded, has light and power and provides an excellent storage
space. Here also the electric boiler serving heating radiators and hot water and the 'Megaflow" water storage.

VIEWINGS ARE HIGHLY RECOMMENDED to appreciate the views and quality of this FINE PENTHOUSE APARTMENT which permits HOLIDAY LETTING and pets with the discretion of the management. The block is owner managed and the apartment's owners have a share in the Freehold of the block.





Lounge/Dining Room 15'1" x 14'9" (4.6 x 4.5)

Kitchen 8'2" x 7'2" (2.5 x 2.2)

Bedroom 1 16'0" x 12'9" (4.9 x 3.9)

En Suite

Bedroom 2 10'9" x 7'10" (3.3 x 2.4)

Bathroom

Loft Area

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: Top Floor Apartment

Property construction: Standard construction, conversion

Tenure: 999 year Lease with Share of the Freehold - no ground rent payable.

Service charge £1200 per annum (Sea Court Management Company Ltd).

All lettings permitted, pets by permission of the Management Company.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

EPC: E

Council Tax: Band C

Broadband/Mobile signal/coverage:

For further details please see the Ofcom Mobile Signal & Broadband checker. https://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.