

Richmond House

27 Rabling Road Swanage, BH19 1ED

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Guide Price £265,000

Leasehold - Share of Freehold

Hull Gregson Hull

Richmond House

27 Rabling Road Swanage,
BH19 1FD

- Ground Floor Apartment
- Three Bedrooms
- Upgraded Kitchen & Shower Room
- Spacious Accommodation
- Close to Town Centre & Beach
- Allocated Parking
- Pleasant Communal Gardens
- Share of Freehold
- Long Lets Permitted
- No Forward Chain

















SUBSTANTIAL APARTMENT JUST 300M FROM THE TOWN AND BEACH

This exceptional ground floor apartment boasts an allocated parking space as well as private side access to the property. Additionally, the property is presented to market with no forward chain. Ideal as a buy to let, perfect downsize property or convenient place to retire.

'Richmond House' is situated on the corner of Northbrook and Rabling Road about 100m from the King George V Playing Field. The apartment is approached from the car park or Rabling Road through a secure communal entrance hall.

Enter the apartment and a roomy



hallway leads through to the Living/Dining room which has a large bay window and glazed door to the communal garden allowing light to fill the space. A dining table and chairs will sit comfortably adjacent to the kitchen, leaving ample space for sofa and occasional furniture.

The thoughtfully arranged kitchen has a window overlooking the pleasant and well-tended communal garden, and has a good range of worktops with tiled splashbacks, cupboards and drawers with integral appliances including 'Zanussi' double oven and induction hob. There is space for a fridge/freezer, and a convenient placement for washing machine and tumble dryer.

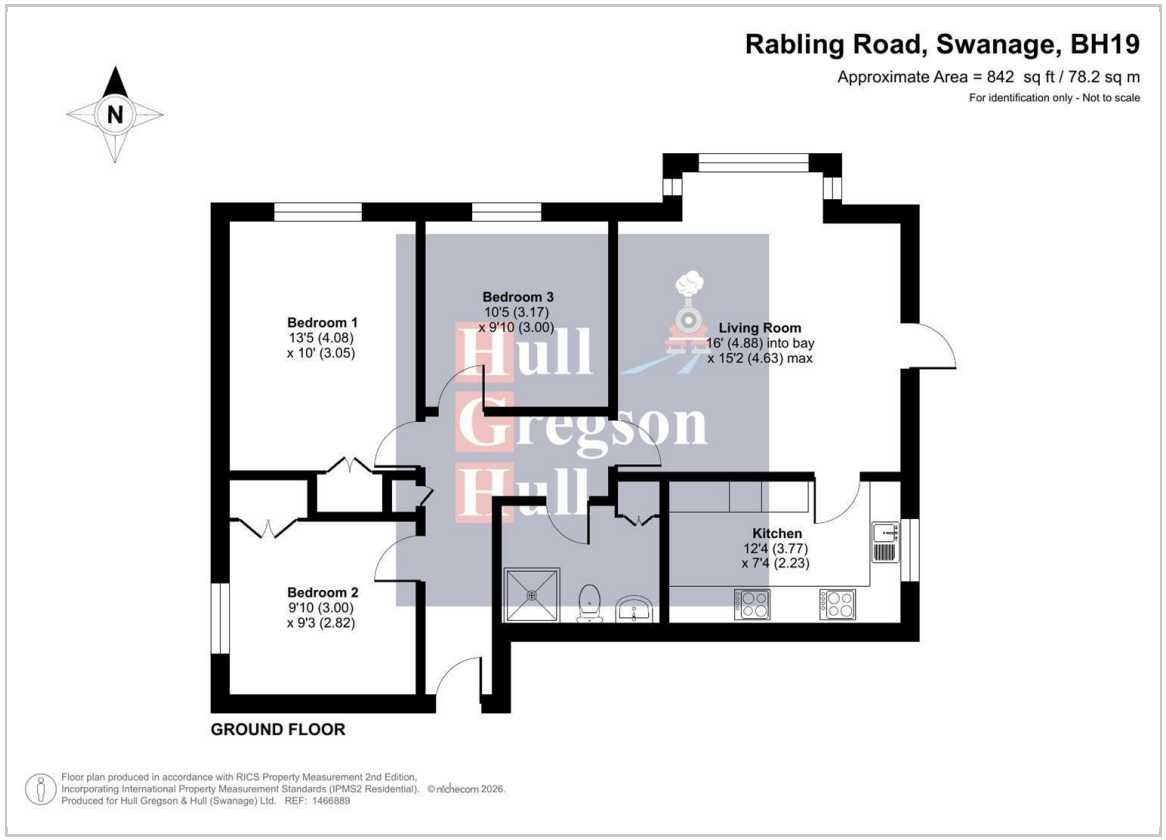
Return to the hallway, with storage cupboard and entryphone handset, to find the three good-sized Bedrooms, all of which will accommodate a double or twin beds and have either built-in wardrobes or space for free-standing bedroom furniture.

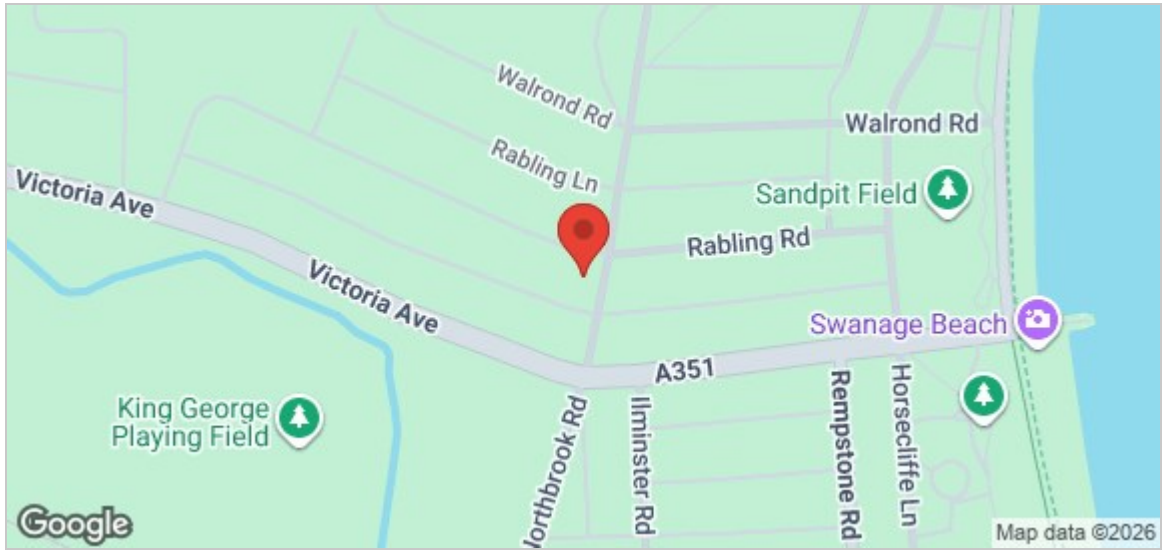


The Family Shower Room has been upgraded to include a double-length shower with drench or hand held shower attachment over, glass screen and waterproof panelling; combination sink and WC unit with cupboard and bathroom cabinet plus extractor fan.

Outside the communal garden surrounds the property and there is the opportunity to place a small table and chairs just outside the door from the lounge to enjoy a little time al fresco. Along with the apartment there is an allocated Parking Space to the rear of the property and easily accessed from a service lane. Communal also are the drying area and some visitor parking spaces.

The property is offered for sale with NO FORWARD CHAIN.





Living/Dining Room
15'1" x 13'1" (4.6m x 4m)

Kitchen
12'4" x 7'3" (3.77m x 2.21m)

Bedroom One
13'4" x 9'10" (4.07m x 3.02m)

Bedroom Two
10'2" x 9'10" (3.1m x 3m)

Bedroom Three
10'0" x 9'4" (3.06m x 2.87m)

Shower Room

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: Purpose Built Ground Floor Apartment
Property construction: Standard
Tenure: Leasehold with Share of the Freehold. We have been advised that the lease was extended to 999 years in 2014. Maintenance is approximately £1280 per annum. Long lets are permitted and pets allowed at the discretion of the Management.
Council Tax: Band C
Mains Electricity
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/

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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.

