



Park Road

Swanage, BH19 2AE



**Leasehold - Share of
Freehold**

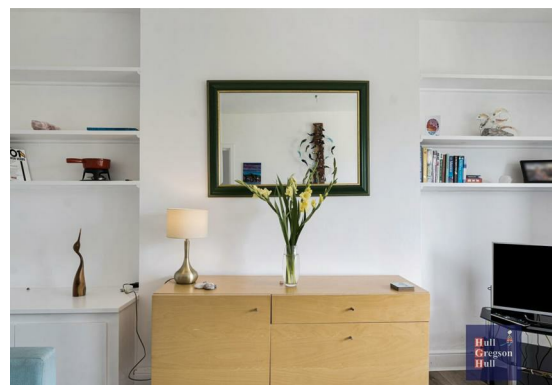


56 Park Road

Swanage, BH19 2AE

- Attractive Second Floor Apartment
- Stunning Sea Views Across Swanage Bay
- Well-Presented Throughout
- Sought After Location
- Town & Beach Nearby
- Spacious Lounge/Dining Room
- Good Size Double Bedroom
- Unallocated Residents Parking
- Ideal FTB / Investment / Holiday Home
- Share of Freehold





Situated in an elevated position on Park Road in this charming seaside town this one bedroom flat offers a perfect blend of comfort and stunning views to the bay. It will appeal to those wishing to take their first onto the property ladder and will make a perfect starter home.

Approaching the property, you are greeted by a well-maintained communal garden with a pathway leading you to the main entrance door. Ascend the stairs to the second floor to find the door to Flat No. 4.

Upon entering, you are welcomed through the hallway and into the spacious and tastefully decorated lounge/dining room, recently re-floored with oak-effect vinyl, and framing through modern



double-glazed sash bay window a picturesque view towards Swanage Pier and Bay.

The bay window is an ideal spot to place dining and table and chairs - imagine enjoying a glass of wine whilst watching the shimmering sea in summer or the twinkling lights of the pier during the festive season! The lounge area offers ample space to place settees and freestanding furniture and includes fitted bookshelves.

Adjacent to the lounge a recently fitted, galley kitchen offers lovely views to the bay. It features a range of stylish, white gloss wall and base units with drawers along with integral appliances such as a fridge/freezer electric oven with a four-ring induction hob, and an overhead extractor hood. There is space and plumbing for a washing machine, dishwasher and a breakfast table is also conveniently accommodated.

The well-proportioned bedroom offers ample space for a double bed, wardrobes and freestanding furniture and is filled with natural, westerly light thanks to the attractive sash-style window.

Completing the accommodation is a contemporary bathroom with fully tiled walls, and which includes a panelled bath with shower screen and shower attachment, a pedestal wash hand basin, W.C., heated ladder towel rail and extractor fan.

Outside residents can enjoy the communal garden at the front of No. 56 and a residents' car park at the rear with unallocated parking. This well maintained block consists of just five flats with the common parts having been recently refurbished, redecorated and re-wired.

This apartment is ideally situated within close proximity to the town and beach, making it a wonderful opportunity for those seeking a seaside retreat in the desirable Isle of Purbeck.



Park Road, Swanage, BH19

Approximate Area = 459 sq ft / 42.6 sq m

For identification only - Not to scale



Lounge / Diner

17'8" x 12'4" (5.41 x 3.76)

Kitchen

13'10" x 6'5" (4.24 x 1.98)

Bedroom

12'11" x 9'1" (3.96 x 2.79)

Bathroom

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: Second Floor Apartment

Tenure: We understand that the property includes a share of the freehold, split between four private apartments in the block and a cottage at the rear, therefore there is no ground rent to pay. The service charges are approximately £1,200 per annum to include buildings insurance. The vendor advises us that the keeping of pets are ok. There are also no rental restrictions.

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating (Mains)

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. 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.

