



32 Park Road  
Swanage, BH19 2AD

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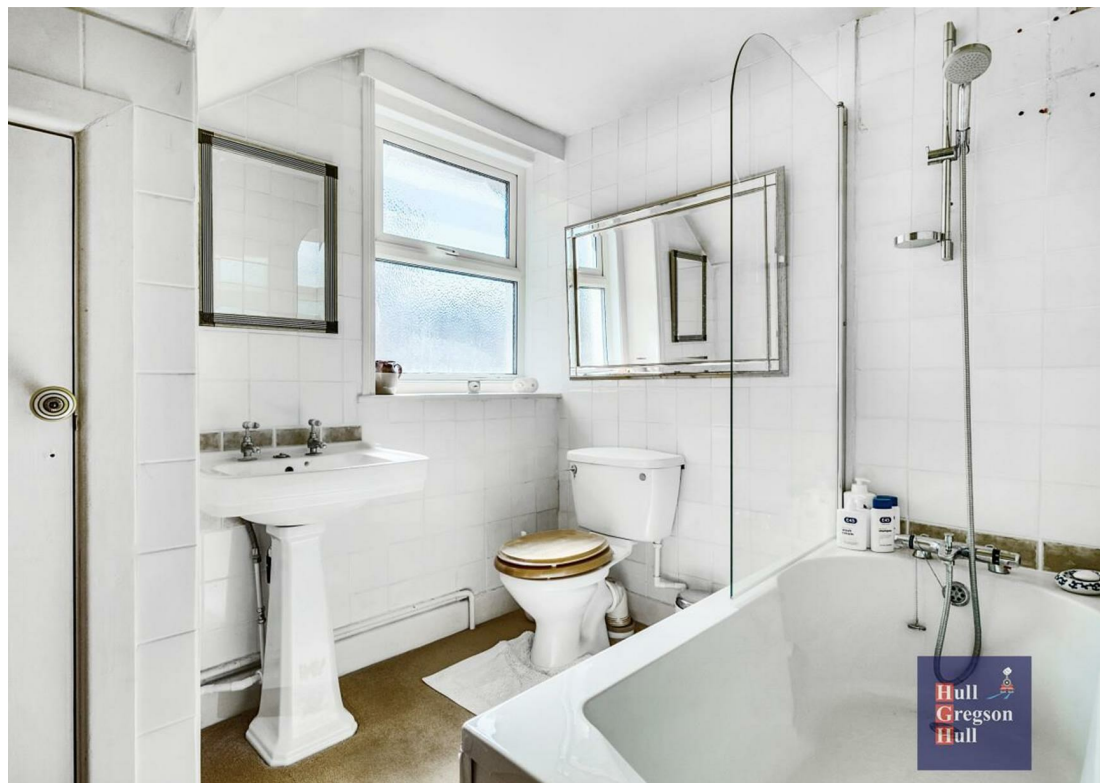




## 32 Park Road

Swanage, BH19 2AD

- Top Floor Apartment
- Allocated Parking
- Stunning Coastal Views
- Two Spacious Bedrooms
- Close To Amenities
- Large Lounge / Dining Room
- Ample Storage Throughout
- Spacious Apartment
- Small Group Of Residential Apartments
- Gas Central Heating







Welcome to Woodstock, Located in the heart of Swanage, this apartment is just a short stroll from the BEACH, local shops and vibrant dining options. This beautifully appointed TWO BEDROOM, TOP FLOOR APARTMENT offering OUTSTANDING SEA VIEWS and truly the perfect blend of coastal living and charm.



as you enter the property you are welcomed into the spacious kitchen / breakfast area which is bathed in natural light, creating an inviting space to cook and entertain.

The Kitchen features a range of low



level and wall mounted cabinets, integrated cooker and ample counter space, ideal for culinary enthusiasts.

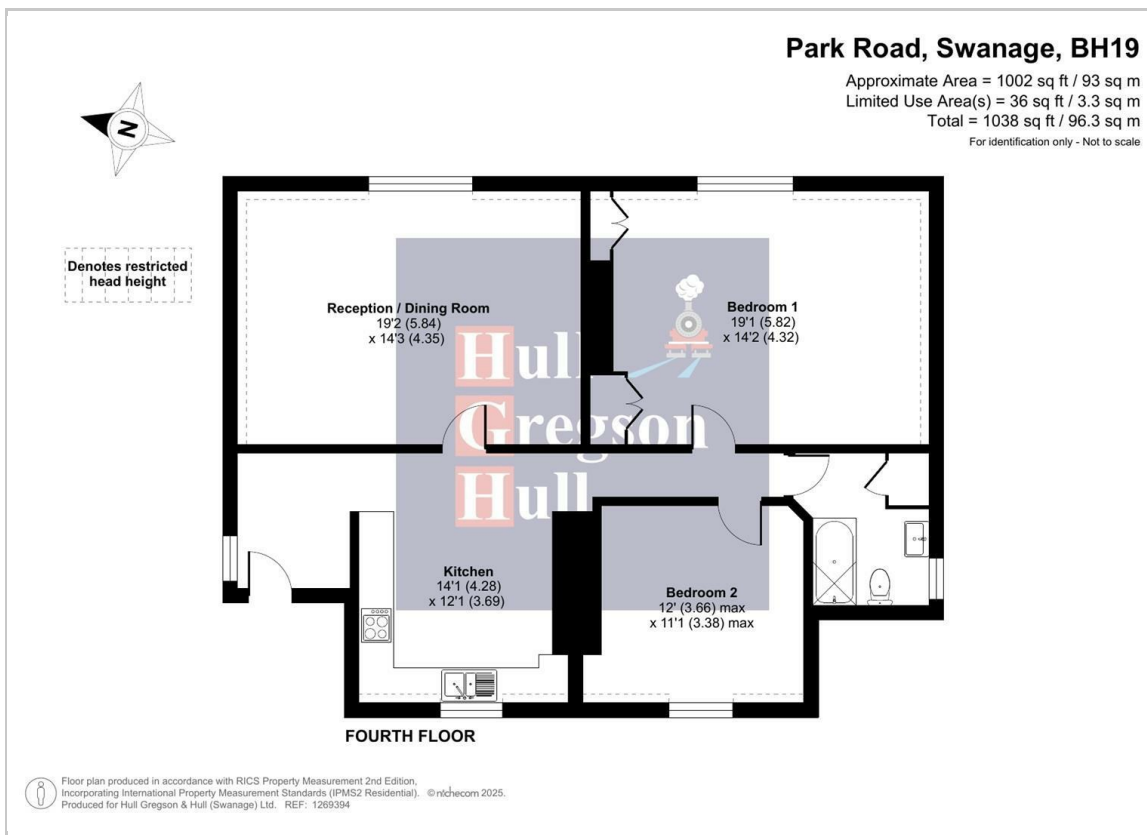
Just off of the kitchen you have a large family living room, perfect for unwinding, featuring a large central window that frames a picturesque view of the coast and country park.

The apartment also offers two large bedrooms, each designed for comfort and tranquillity. Both rooms provide ample storage and are perfect for restful nights after a day of exploring all that Swanage has to offer.

Beyond the two bedrooms there is a large family bathroom, a well appointed space with stylish fixtures and fittings including a bath tub with shower over, low level W/C and wash basin.



This property is a must see for those looking to retreat to the beautiful town of Swanage. A place known for its golden award winning beaches, scenic coastal walk, historic sites and the charm of this idyllic seaside town.



**Kitchen**  
45'11"3'3" x 39'4"3'3" (14'1 x 12'1)

**Reception / Dining Room**  
62'4"6'6" x 45'11"9'10" (19'2 x 14'3)

**Bedroom One**  
62'4"3'3" x 45'11"6'6" (19'1 x 14'2)

**Bedroom Two**  
39'4" x 36'1"3'3" (12' x 11'1)

#### 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 are advised that long term lets are permitted, no holiday lets, pets permitted

Property type: Apartment

Property construction: Standard

Tenure: Share of Freehold with a Lease oof 199 years from 1973 (147 years remaining). Maintenance is approximately £1400 per annum. Long lets are permitted but no holiday lets. Pets by permission of the Management.

Council Tax: Band B

Mains Electricity

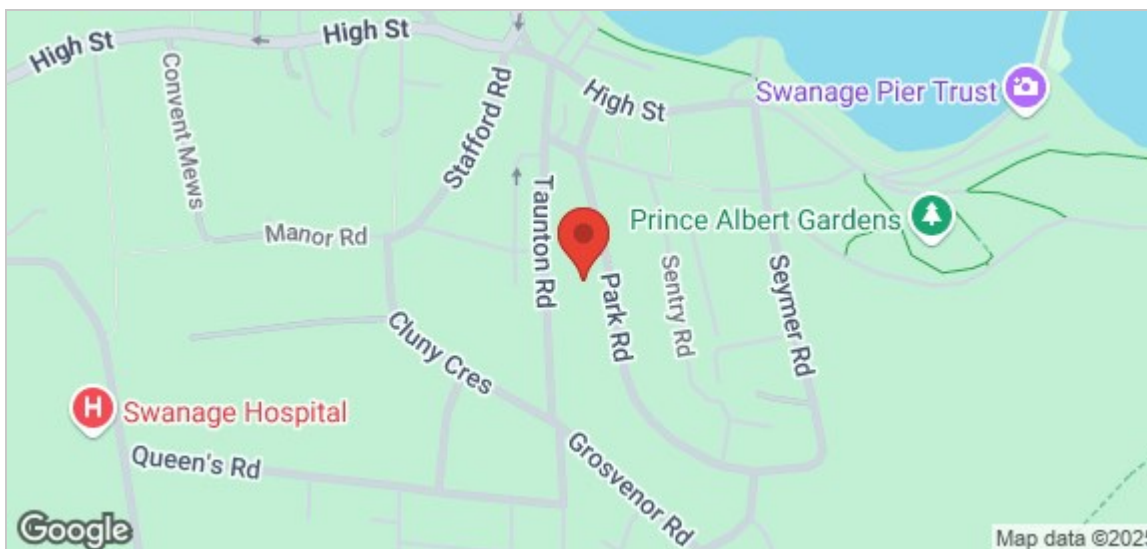
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](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.



Energy Efficiency Rating	
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	
EU Directive 2002/91/EC	
England & Wales	

Environmental impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(9-20) F	
(1-8) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	