



**Belle Vue Road**  
Swanage, BH19 2HR

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## Belle Vue Road

Swanage, BH19 2HR

- Ground Floor Flat
- 2 Bedrooms
- Peaceful Location Near Durlston
- Spacious Accommodation
- Southerly Facing
- Private Patio Area
- Garage & Visitor's Parking
- Communal Gardens
- Long Lets Permitted
- No Forward Chain







**\*\*3D WALKTHROUGH AVAILABLE\*\***

A TWO BEDROOM GROUND FLOOR FLAT situated in a SOUGHT AFTER LOCATION near DURLSTON COUNTRY PARK is presented for sale with NO FORWARD CHAIN.

'Wordsworth Court' is positioned in an elevated and peaceful location about 1/2 mile from the renowned Durlston Castle

This ground floor flat has spacious accommodation and a pleasant open and southerly outlook from the patio at the front over communal grounds.

Enter through a communal lobby and



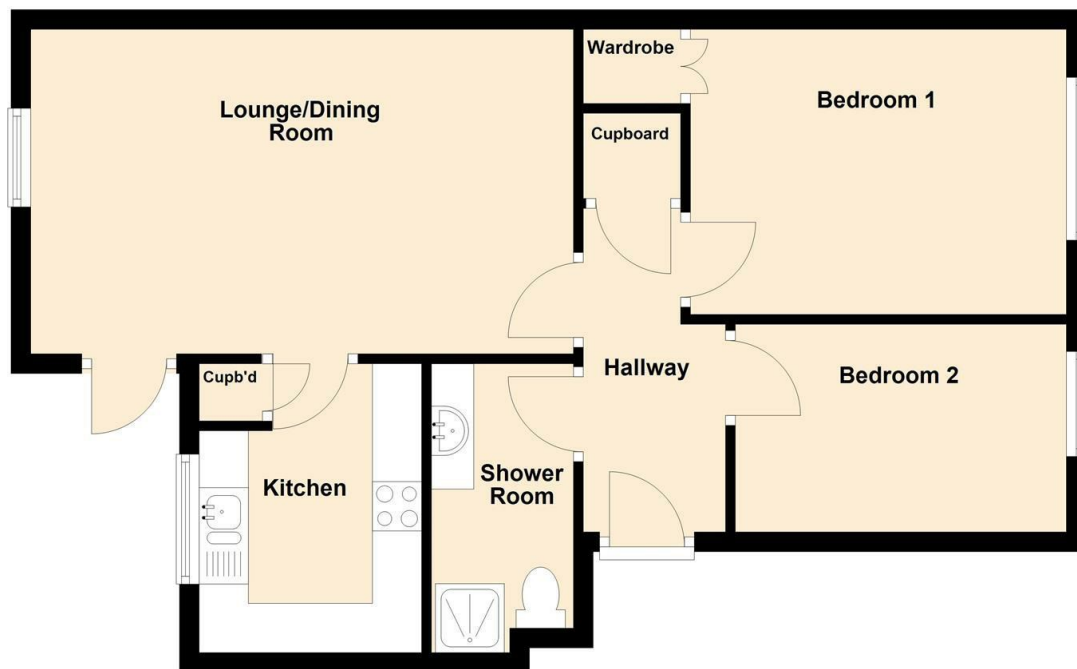
into the spacious entrance hall, through to the roomy Lounge/Dining room which has a picture window and glazed door onto a private paved patio area at the front of the flat. From the Lounge/Dining room into a galley-style kitchen which provides a good range of worktops, wall and base cupboards and includes integral appliances - electric hob with under-oven, 'Smeg' dishwasher and under-counter fridge and freezer. A built-in cupboard provides extra storage space.

Returning to the hallway, another built-in cupboard, and into Bedroom 1 which has a built-in wardrobe and ample space for free-standing furniture. Bedroom 2 would ideally suit as guest room or office. The Shower room has fully tiled walls, step in shower cubicle with mains operated shower, wash basin within a cupboard unit and WC.

Outside the property includes a garage with up-and-over door and there is additional visitor's parking. Well-tended communal gardens extend around two sides of the building.

The flat eminently suits the requirement for GROUND FLOOR accommodation in a PEACEFUL AND ATTRACTIVE RESIDENTIAL LOCATION.





**Lounge/Dining Room 18' x 10'9" (5.49m x 3.28m)**

**Kitchen 10' x 7'4" (3.05m x 2.24m)**

**Bedroom One 12'5" x 9'5" (3.81m x 2.89m)**

**Bedroom Two 11' x 7' (3.35m x 2.13m)**

**Shower Room 9'7" x 4'8" (2.93m x 1.44m)**

### 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 Flat  
Tenure: Leasehold. Maintenance charge approximately £2,000 per annum. Lease term tbc. Long lets permitted, however no holiday lets. Pets by permission only.

Lease Start Date  
16 Mar 1978  
Lease End Date  
25 Dec 2075  
Lease Term  
99 years from 25/12/1976  
Lease Term Remaining  
50 years

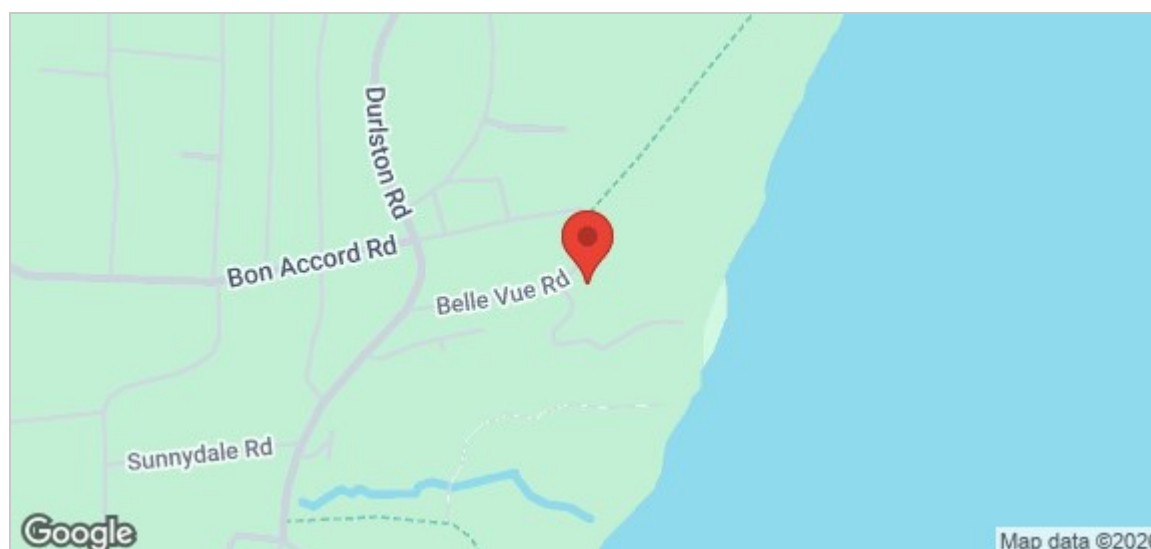
Council Tax Band: C  
Property construction: Standard  
Mains Electricity

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/](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



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		72	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 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			