



15/17 Institute Road

Swanage, BH19 1BT

 2  1  1  D

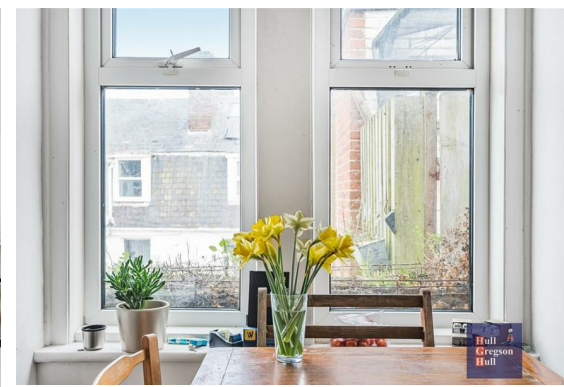
Leasehold


Hull
Gregson
Hull

15/17 Institute Road

Swanage, BH19 1BT

- Two Double Bedrooms
- Fitted Kitchen With Complimentary Tiling
- Large Reception Room
- No Onward Chain
- Roof Terrace with Storage Shed
- Wood Burning Stove
- Town Centre Location
- Some Updating Required
- Beach A 'Stone's Throw' Away
- EPC RATING: D



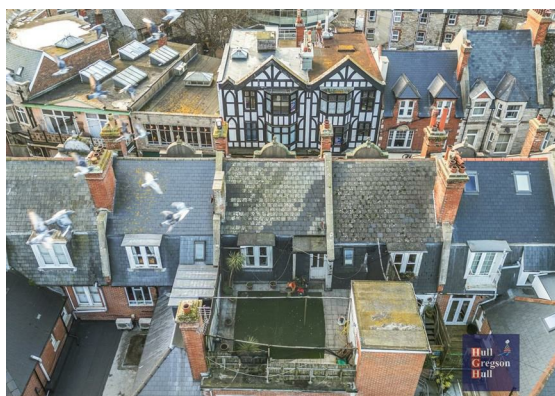


***AVAILABLE TO CASH BUYERS ONLY!**

This superbly positioned, **TWO BEDROOM**, second floor apartment with **PRIVATE ROOF TERRACE** would make the ideal first time buy, investment property or holiday home. The property is located on institute road, a real hub within Swanage **TOWN CENTRE** and is a stone's throw from **THE BEACH!**



The property is accessed via Mowlem Lane, with outside stairs leading to the second floor (top) where the apartment is situated. A private lockable gate leads to a large and welcoming roof terrace, which is laid with artificial grass. The roof terrace



has an Easterly facing aspect, and often sees the sunshine for many hours when it's out. The prefect setting for entertaining guest on a warm day. Also externally is a large storage shed.

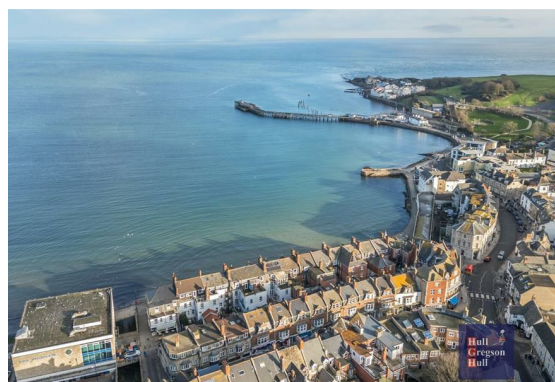
A door on the right then provides access to the apartment, with a hallway providing ample space to store shoes and coats. The reception room benefits from a large double glazed window, with it's Westerly facing aspect allowing for plenty of natural light. A feature wood burning stone has been installed, perfect for cozy nights at home. The reception room offers space for a dining table and chairs if desired.

The kitchen includes a range of base level units, and features attractive tiling and wooden work top. There is space for a cooker and space and and plumbing for a washing machine. the kitchen overlooks the private roof terrace.

The property consists of two bedrooms, both doubles and of generous proportions. The main bedroom offers two large wardrobes, great for storage.

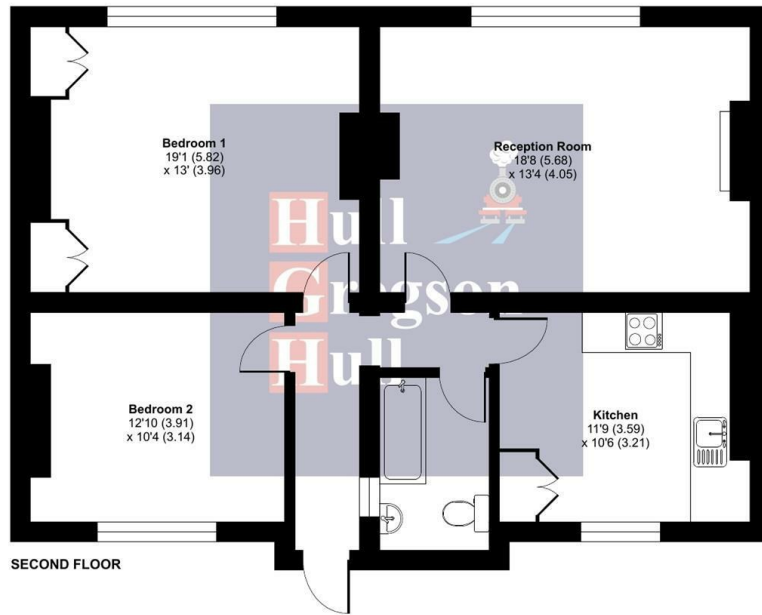
The property benefits from electric storage heating and is situated on the top floor of the building. It could benefit from some updating internally but viewing comes highly recommended.

*The property is available to cash buyers due to the lease having approximately 45 years remaining therefore not currently being mortgageable. The vendor also advised that roof structure repairs are also required hence the extremely attractive marketing price.



Institute Road, Swanage, BH19

Approximate Area = 909 sq ft / 84.4 sq m
For identification only - Not to scale



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1231287

Reception Room
18'7" x 13'3" (5.68 x 4.05)

Kitchen
11'9" x 10'6" (3.59 x 3.21)

Bedroom One
19'1" x 12'11" (5.82 x 3.96)

Bedroom Two
12'9" x 10'3" (3.91 x 3.14)

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. The service charge is on an 'as and when required' basis. There is an annual ground rent to pay of £50 per annum and the lease has currently 45 years remaining.

Property type: Second Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.gov.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	
	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	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 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 ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	