# Institute Road

Swanage, BH19 1BX

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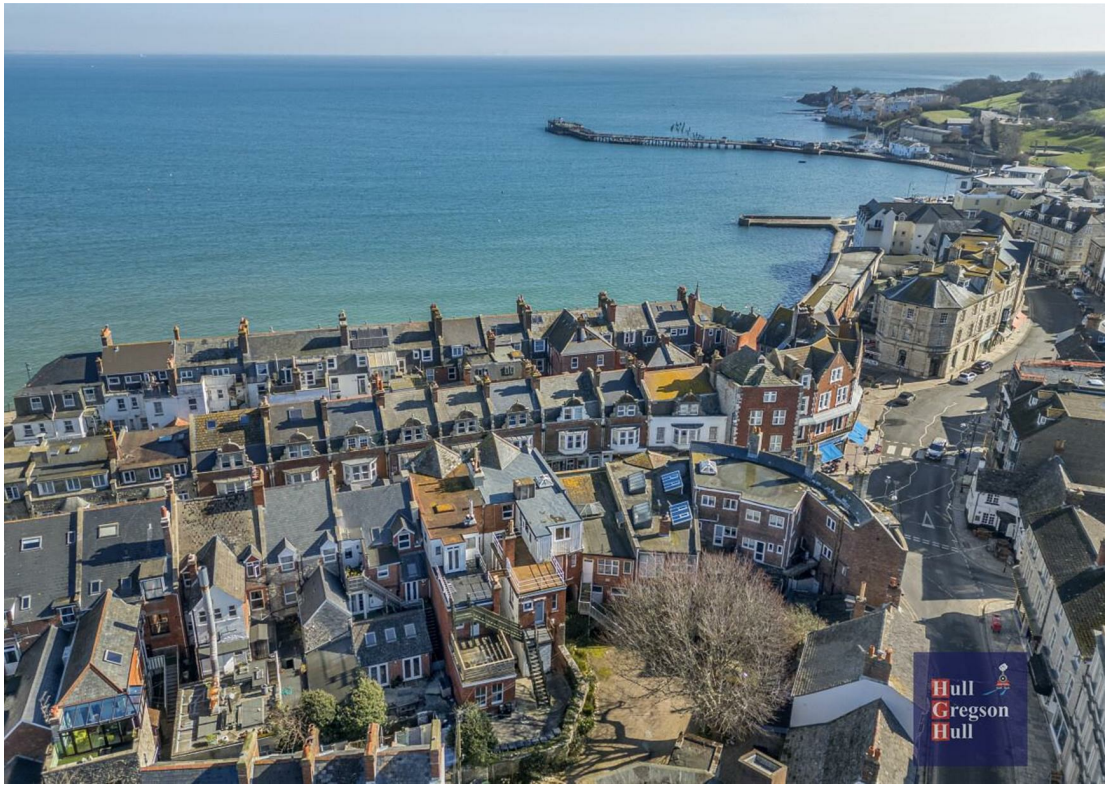
£239,950 Leasehold

Hull Gregson Hull

# Institute Road

Swanage, BH19 1BX

- Interesting and Spacious 2 Bedroom Flat
- Town Centre Location
- 2nd (Top) Floor
- Large Decked Terrace
- Modernised Kitchen
- No Forward Chain
- Mainly uPVC Double Glazing
- Gas Central Heating



Introducing this charming TWO BEDROOM flat nestled in the heart of Swanage, Dorset. Boasting SPACIOUS ACCOMMODATION and a large DECKED TERRACE, this property is perfect for couples seeking a holiday home or a relaxing retreat.

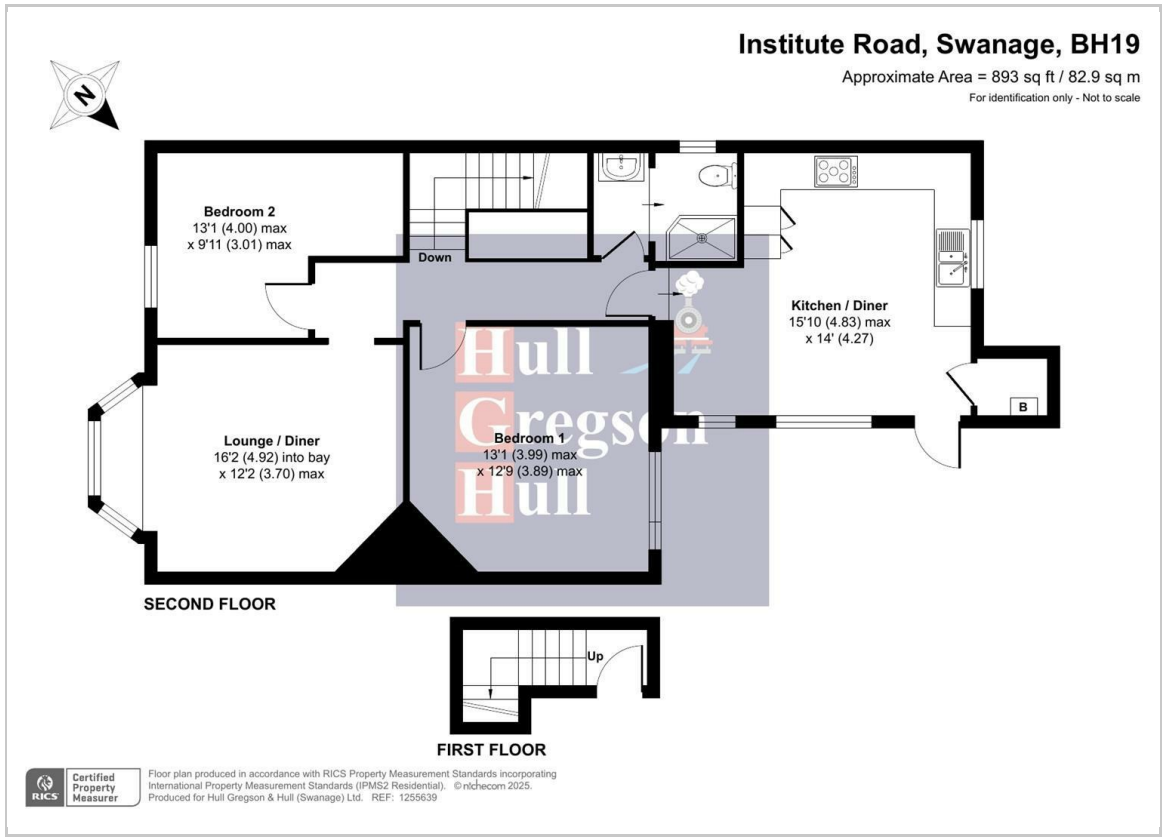
Located in the vibrant town centre, you'll be just moments away from all the amenities, attractions, and the stunning main beach. Inside, the flat offers a modern fitted kitchen with a range of wall and base levels units to include intergrated appliances.

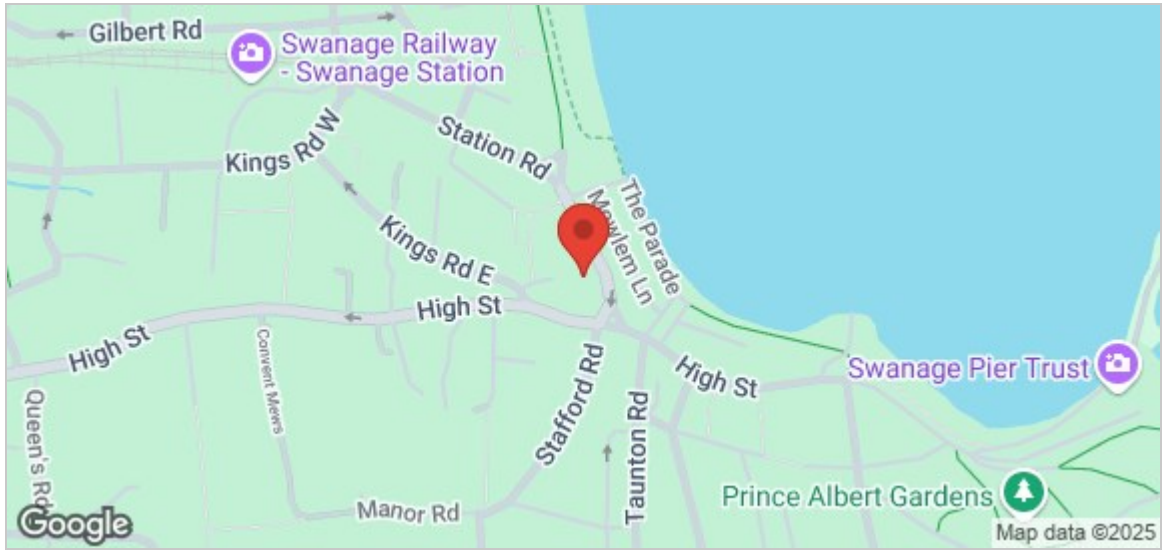
There is a modern fitted washroom

with W.C, shower cubicle and pedestal wash hand basin. There is also a sizeable and welcoming living space perfect for unwinding after a day of exploring the town centre, or after a long day at the beach.

The highlight of this property is the Westerly-facing decked terrace, where you can soak up the sun and enjoy al fresco dining with beautiful views. Plus, with no forward chain, this WELL PRESENTED flat is ready for you to make it your own.

Don't miss out on the opportunity to view this inviting property. Call us now to schedule a viewing and start creating memories in your ideal holiday hideaway in Swanage.




## KITCHEN/DINER (N & W)

'L' Shaped 4.8m x 4.2m (15' 9" x 13' 9") Good range of fitted worktops, cupboards and drawers, stainless steel 1.5 sink unit. 'Cuisine Master' electric range cooker with extractor canopy over, fridge/freezer, washing machine. Walk-in cupboard housing gas-fired combination boiler serving heating radiators and hot water.

## SHOWER ROOM (S)

Tiled corner cubicle with mains operated shower, washbasin with cupboard under, WC. Heated ladder towel rail.

## OUTSIDE

Large South and West facing decked decked terrace.

## SITTING ROOM (E)

4m x 3.7m (13' x 12' 2") Ornamental fireplace.

## BEDROOM 2 (E)

4m x 3m (13' x 9' 10") overall measurements.

## BEDROOM 1 (W)

4m x 3.9m (13' x 12' 10")

## Communal Entrance

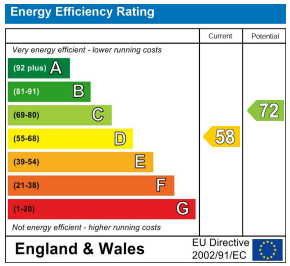
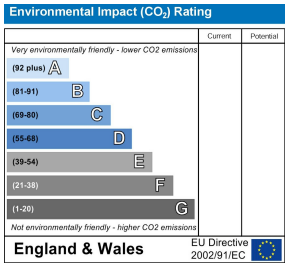
Stairs rising to first floor and flat entrance. Stairs to second floor accommodation.

## LANDING

Skylight.

## 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. Property construction: Standard construction, conversion Tenure: 125 year Lease from June 2015 with a peppercorn ground rent. Maintenance is on an 'as and when' arrangement. Long term and holiday lets are permitted. Mains Electricity Mains Water & Sewage: Supplied by Wessex Water Heating Type: Gas-fired central heating EPC: D Council Tax: Band B Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. https://checker.ofcom.org.uk/

## Disclaimer

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