

## 89 Ulwell Road

Swanage, BH19 3DG

2 1 1 D

**£345,000**

**Leasehold - Share of Freehold**

Hull Gregson Hull

# 89 Ulwell Road

Swanage, BH19 3DG

- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Private and Communal Gardens
- Bright and Airy Accommodation
- Country Side Walks Nearby
- Outdoor Utility Room
- Off Road Parking and Garage
- Conservatory
- Excellent Condition & Beautifully Presented
- Short drive to Swanage Beach

















**GROUND FLOOR APARTMENT WITH PARKING, GARAGE IN QUIET LOCATION**

This charming two–double-bedroom apartment offers exceptional coastal living in Ulwell Road, a sought-after location with it's proximity to the beach and countryside. Situated on the edge of the stunning Purbeck Hills, you really do get the best of both worlds.

The property is set back from Ulwell Road, tucked away on a small private complex. It is approached by a shared driveway, where an enclosed Parking Space and private Garage are to be found.

Enter this quaint ground floor apartment and a bright and airy hallway leads to the two double bedrooms.

Bedroom One is a comfortably sized double room with built in storage and large window allowing plenty of natural sunshine. Next door is Bedroom Two, another good sized double room with built in storage and a pleasant outlook towards the summerhouse.



The bedrooms are served by a Wet Room, thoughtfully designed with a walk-in shower, washbasin and WC.

At the end of the spacious Hallway is a handy storage cupboard, great for storing shoes and coats.

From here we are welcomed into the generously proportioned Living Room, with sleek gas fireplace, room for large cosy sofas and plenty of space for display cabinets and TV. The living room is flooded with sunshine from the conservatory, and a characterful archway leads us into the newly fitted Kitchen, finished to a high standard and offering ample work top space, dishwasher, gas hob and oven under, base and eye-level storage cupboards, and an inset sink with pretty outlook towards the Purbeck Hills. The kitchen then flows into the beautiful Conservatory, bathed in natural light and enjoying uninterrupted views across the perfectly maintained garden.



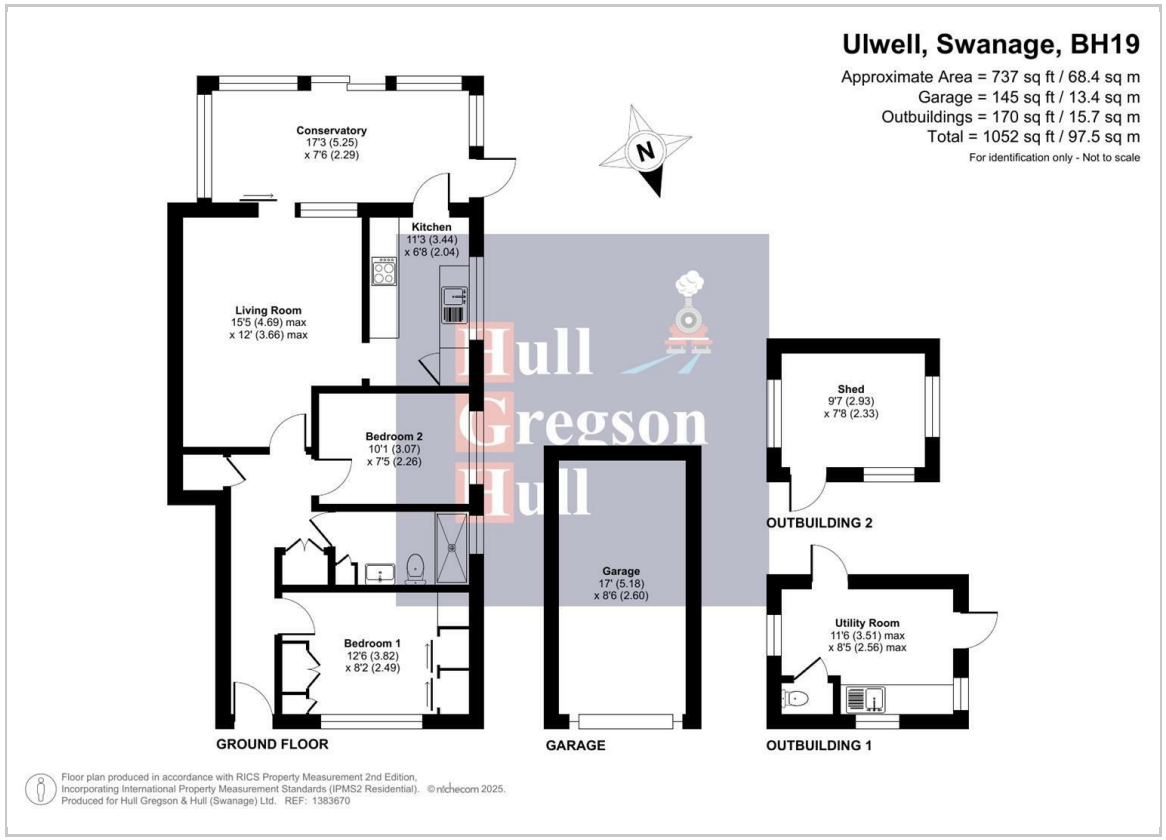
Outside a private Patio provides an ideal entertainment space and a place to enjoy the calming hilly views.

The communal Garden leads directly to the private Summerhouse, a versatile retreat ideal for hobbies, quiet reading, or simply enjoying the sunshine with a glass of something chilled.

A pathway continues to a separate, and private, Utility area, equipped with space and plumbing for multiple fridge/freezers, a washing machine, dryer, and an enclosed WC.

Adjacent to the utility area is the private gated Parking and additional Garage, completing the property’s generous offering of secure outdoor space.

This beautiful ground floor apartment is nestled on the edge of the beautiful Purbeck countryside, with stunning lush green walks on your doorstep and not far from the golden sandy beaches of Swanage, this property is not to be missed. The bus route between Swanage and Wareham is nearby with a stop approximately 100 metres from the apartment on Ulwell Road.







**Living Room 15'4" x 12'0" (4.69 x 3.66)**

**Kitchen 11'3" x 6'8" (3.44 x 2.04)**

**Conservatory 17'2" x 7'6" (5.25 x 2.29)**

**Bedroom One 10'0" x 7'4" (3.07 x 2.26)**

**Bedroom Two 10'0" x 7'4" (3.07 x 2.26)**

**Wet Room**

**Shed 9'7" x 7'7" (2.93 x 2.33)**

**Utility Room 11'6" x 8'4" (3.51 x 2.56)**

**Garage 16'11" x 8'6" (5.18 x 2.60)**

**Parking**

## 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: Ground Floor Apartment
Tenure: We are advised by the vendor that the property has a Share of the Freehold with 949 years remaining on the lease. Maintenance is charged on an as and when required basis.
Council Tax: Band C
Property construction: Standard
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/

## 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.

