



## Haycrafts House

Swanage, BH19 1DY



Guide Price £490,000

Share of Freehold



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- Stylish Penthouse Apartment
- Close to Town Centre
- 2 Bedrooms, En Suite Shower Room and Bathroom
- Spacious Lounge/Dining Room
- Well Appointed Kitchen
- Balcony
- Beautiful Southerly Views to Countryside
- 107 sq metres, /1151 sq ft
- Allocated Parking
- No Forward Chain





A STYLISH, TWO BEDROOM PENTHOUSE APARTMENT with SOUTHERLY VIEWS, BRIGHT & WELL- APPOINTED located within 200 YARDS OF THE TOWN CENTRE and 500 YARDS OF THE SEA FRONT. Benefiting from LIFT ACCESS, an ALLOCATED PARKING SPACE, this lovely property is offered for sale with NO FORWARD CHAIN.



This second floor apartment, built to a high specification including oak doors to all rooms and a pale decor throughout to maximise the light and airy ambience of the accommodation. The penthouse apartment is accessed via a communal intercom. Enter the main hallway and the apartment spans right to left across the width of the building with a tiled floor flowing along the hallway and into the kitchen and bathrooms.



To the left, a spacious lounge/dining room overlooks the private Swanage Steam Railway and across the interesting architecture of the town towards the southerly countryside. Well-lit with light permeating through the windows, a glazed door opens onto the balcony - a space for two chairs and a table from which to enjoy breakfast, lunch or afternoon tea whilst enjoying the vista. The lounge has ample room for freestanding and dining furniture.

Returning along the hallway and into the bespoke kitchen which comprises a sleek range of bespoke gloss fronted kitchen units with quartz worktops skirting the walls and providing plenty of storage. The sink is inset, and integral appliances include oven with induction hob and filtration hood over, separate 'Bosch' oven/microwave, fridge/freezer, dishwasher and washer/dryer. Along the hallway, a built-in cupboard and a tall gloss cloaks cupboard provide useful storage.

The two bedrooms are each neutrally decorated with light spilling through windows in the sloping ceilings. The main bedroom has a bespoke wardrobe and chest of drawers elegantly fitted and the benefit of a fully tiled shower room en suite. This comprises shower cubicle with rainfall shower, wall-mounted wash basin with LED lit mirror over and WC. Bedroom two has complementary space-saving built in wardrobe and chest of drawers.

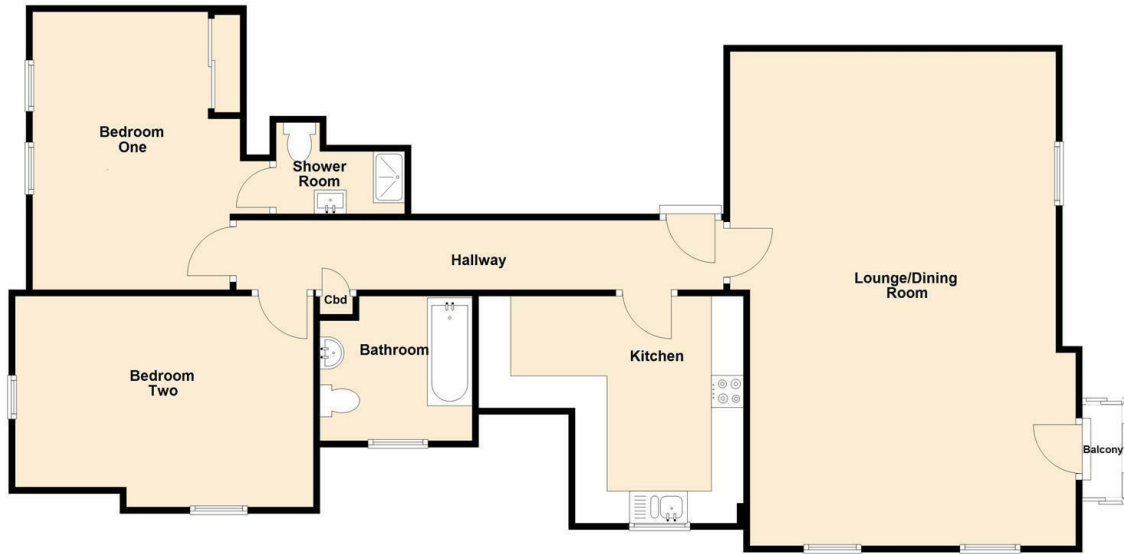
Finally, the bright, elegant and fully tiled bathroom comprises a suite of bath with useful end storage compartments, low-level WC, vanity unit. and heated ladder towel rail.

Outside, an allocated parking space is to the rear of the building and the well-tended walled communal garden is southerly facing and located to the front.

'Haycrafts House' is a modern and attractive, ideally located and well maintained residential block of eight apartments sensitively constructed in the 2013 with attractive local Purbeck stone elevations, typical of buildings in the popular seaside town of Swanage. This property was purchased by the current owners from new.



Overall approximate size: 107 sq metres./1151 sq ft



**Lounge/Dining Room**

25'3" x 16' max, 15'7" min (7.70m x 4.88m max, 4.75m min)

**Kitchen**

13'6" max x 11'5" max (4.14 max x 3.48m max)

**Bedroom One**

14'5" x 13'7" max (4.41m x 4.16m max)

**En Suite**

7'1" x 4'7"ax, 2'10" min (2.16m x 1.41max, 0.88m min)

**Bedroom Two**

9'6" max x 11' max (2.90m max x 3.35m max)

**Bathroom**

8'2" max x 6'4" (2.49m max x 1.95m)

**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: Top (2nd) Floor Apartment
- Tenure: Leasehold with Share of the Freehold (Lease 125 years from February 2013). Maintenance charge approximately £1,200 per annum payable in 2 instalments. Long lets but no holiday lets permitted and pets with management permission.
- 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 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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	