## High Street

Swanage, BH19 2LN

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Hull Gregson Hull

# High Street

Swanage, BH19 2LN

- Stunning Two Bedroom Apartment by the Sea
- Beautifully Modernised Throughout
- Situated in the Heart of Swanage
- No Forward Chain
- Versatile Accomodation
- Spacious Utility Room
- Parking Available On Site
- Ideal First Time Buy or Holiday Home
- Close to All Local Amenities
- Characterful Apartment Building

Welcome to Royal Victoria Apartments, a beautiful apartment building by the sea, steeped in history, and situated in the heart of Swanage Town Centre. This stunning two bedroom apartment has a lovely outlook over the old fishing quay, the pier, and pleasant views towards Prince Albert Gardens. This property is presented to market with no onward chain and makes an ideal first time buy, investment property, or seaside bolt-hole.

External stairs lead to the secure communal entrance and we are welcomed into a grand hallway with stairs rising to the next floor. The apartment then opens into the bright and modern entryway, perfect for storing coats and shoes. Situated firstly along the hallway is the principal bedroom and bedroom two. The principal room is a generous double room

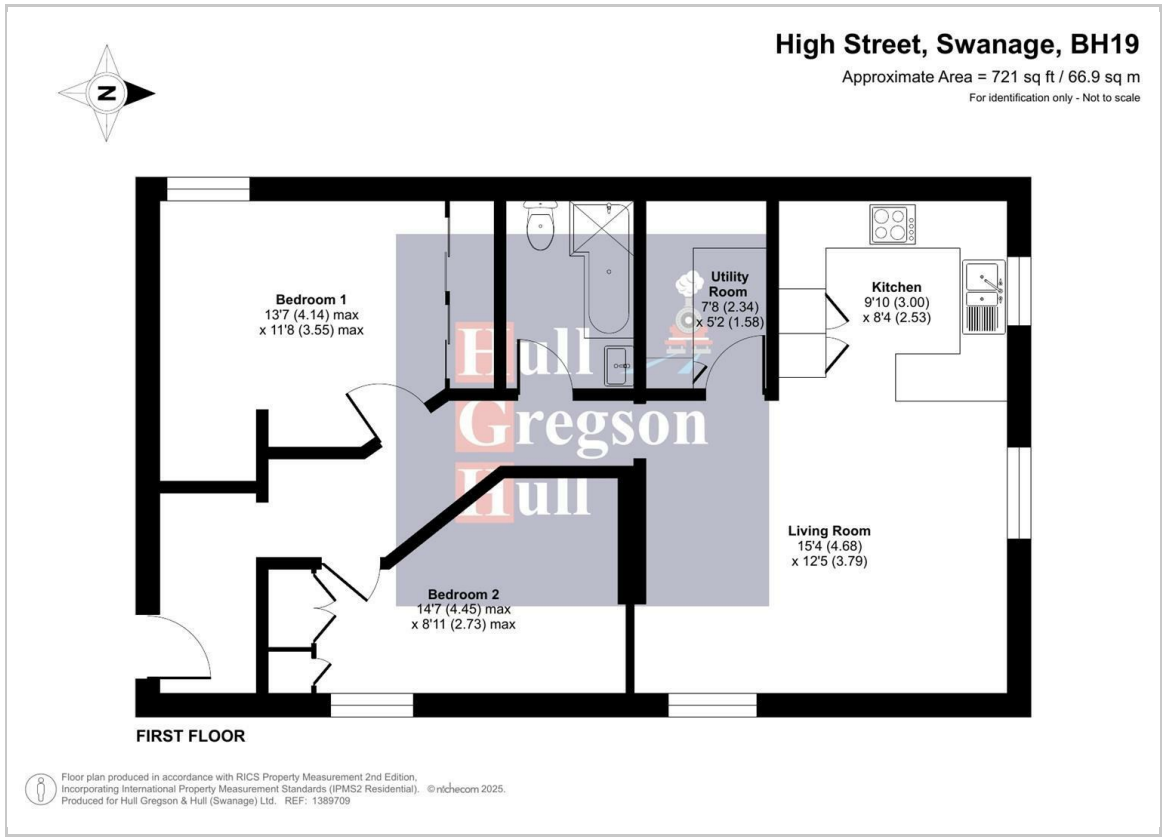
with ample built-in storage, and a large sash window inviting plenty of sunshine. Across the hall from bedroom one is bedroom two, another good-sized room ideal for guests or a home office, with built in storage and a stunning view towards Swanage Pier. Conveniently situated adjacent to the bedrooms is the family bathroom, comprised of luxurious L-Shaped bath and shower over, wash basin vanity unit and W.C.

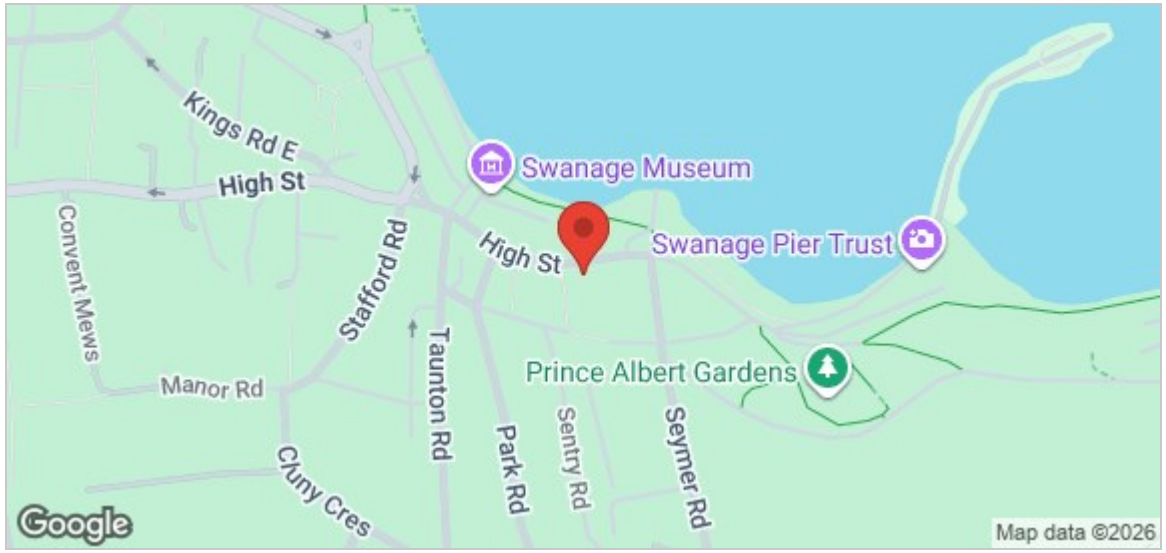
Next to the bathroom is the apartment's own utility space, a rarity in most apartments. This room is equipped with plenty of worktop space, base-level storage and the added benefit of space and plumbing for a washing machine and drier.

Finally, we are invited into the contemporary, open plan living space, with a sizeable lounge and C-shaped kitchen. The lounge is perfect hub for entertaining family and friends, but also invites you to curl up on the sofa and relax. The living area has dual aspect widows showcasing lovely views over the town, sea and pier. Here, there is plenty of space for large comfy sofas, coffee table, TV and console and display cabinets. The living room flows effortlessly into the kitchen area, which is a sleek and well-proportioned space with base and eye-level storage units, integral appliances such as fridge freezer, eye-level oven, four-ring electric hob and dual inset sink.

The apartment building has parking for residents on on a first come first served basis.

The property has been thoughtfully modernised throughout and currently serves as a successful holiday let business situated in the heart of Swanage, a beautiful seaside town with classic steam train, independent theatre, award-winning sandy beaches and stunning coastal walks along the Jurassic coast.




## Living Room
15'4" x 12'5" (4.68 x 3.79)

## Kitchen
9'10" x 8'3" (3.00 x 2.53)

## Utility Room
7'8" x 5'2" (2.34 x 1.58)

## Bedroom One
13'6" max x 11'7" max (4.14 max x 3.55 max)

## Bedroom Two
14'7" max x 8'11" max (4.45 max x 2.73 max)

## 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. We understand the property owns a share of the freehold with a 999 year lease and has a maintenance fee of £125 per month. There are no letting restrictions, pets are not permitted.

Property type: Apartment
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.