



Taunton Road
Swanage, BH19 2BE



**Leasehold - Share of
Freehold**



Taunton Road

Swanage, BH19 2BE

- First Floor, Two Bedroom Apartment
- Modern Interior
- Under Croft Parking
- Sea Views
- Close to Swanage Town Centre
- Bright and Airy
- Lift Access
- Ensuite In Main Bedroom
- No Forward Chain
- Modern Fitted Kitchen





Welcome to Penlu, a beautifully presented first floor apartment near Swanage coastline with two double bedrooms and thoughtfully designed to captivate sea views. This property is in a desirable position within a short stroll to Swanage town, award winning golden sand beaches and local amenities.



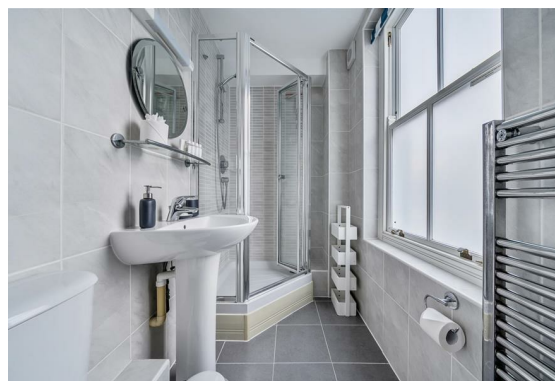
Leading in to the property, you are greeted by the spacious entrance hall which leads into the accommodation in the apartment. The entrance hall is great for storing coats and shoes after a long country walk along the Jurassic coast and also has large storage cupboards and airing cupboards through out the hallway.



The accommodation features a open-plan living and dining area, where floor-to-ceiling windows invite natural light and frame the stunning views across Swanage Bay. This space is ideal for relaxing in the evenings after spending the day at the beach or entertaining family and guests. The room also provides space for dining table and chairs, this is great for having home-cooked family meals.

The modern kitchen is fitted with quality appliances such as a dishwasher, fridge and freezer, oven and hob. The kitchen has ample base and eye level storage, making it perfectly suited for everyday living.

Two well-proportioned bedrooms provide peaceful and relaxing spaces. The principal bedroom benefitting from plenty of space to add free standing storage and has the luxury of an ensuite with walk in shower, W.C and wash hand basin. The second double room is a bright and airy room which is flooded with natural light great for a cosy double bed and the space to add free standing storage.



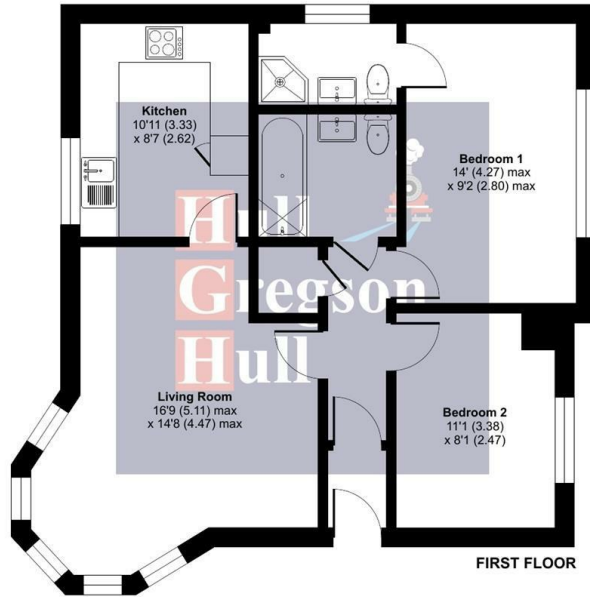
At the end of the hallway, is the stylish family bathroom which comprised of a bath with shower over, wash hand basin and W.C. The bathroom has modern fittings and tiles through out the room.

Swanage is a seaside town well known for its award winning golden sandy beaches, traditional pier, and breathtaking coastal scenery. Surrounded by the landscapes of the Jurassic Coast, and a World Heritage Site. Swanage boasts a charming mix of independent shops, cafés and restaurants including the historic Swanage Railway. Swanage is a highly sought-after destination for those looking to enjoy the very best of coastal living.

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Approximate Area = 665 sq ft / 61.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1386667

Living Room
16'9" x 14'7" (5.11 x 4.47)

Kitchen
10'11" x 8'7" (3.33 x 2.62)

Bedroom One
14'0" x 9'2" (4.27 x 2.80)

Bedroom Two
11'1" x 8'1" (3.38 x 2.47)

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. This property is a share of freehold with a lease of 997 years. Maintenance charge is £170pcm. There is no letting restrictions in the block.

Property type: Flat

Property construction: Standard

Mains Electricity

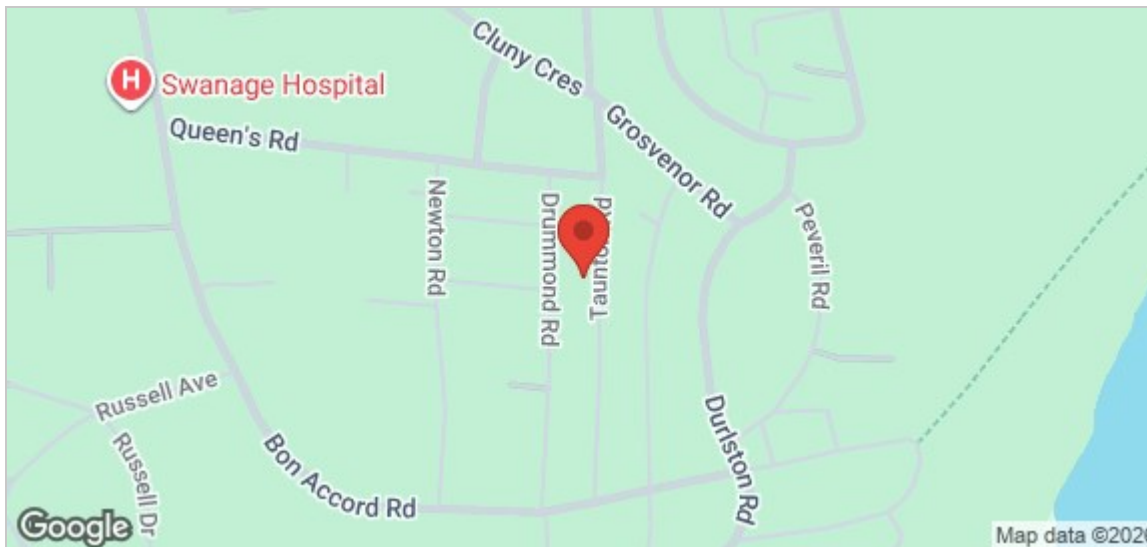
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Wood Fired Pellets - communal heating system

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.



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	
Current	Potential
75	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(39-60) C	
(15-54) D	
(9-38) E	
(1-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	