

2 Cliff Avenue

Swanage, BH19 1LX

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Share of Freehold

Hull Gregson Hull

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Swanage, BH19 1LX

- One Double Bedroom Apartment
- Ground Floor Accommodation
- Light & Airy Space
- Excellent Condition & Beautifully Presented
- Allocated Parking Space
- Sought-After Coastal Location
- Ideal Investment / Downsize / First Time Purchase
- Modern-Style Kitchen Diner
- Walk-in Shower Room
- Close to Local Amenities

















ATTENTION FIRST-TIME BUYERS

This ONE DOUBLE BEDROOM, GROUND FLOOR APARTMENT with LIGHT and AIRY SPACE is offered for sale. The property is BEAUTIFULLY PRESENTED and VERY WELL MAINTAINED and is set in a SOUGHT-AFTER COASTAL LOCATION. The property has the benefit of an ALLOCATED PARKING SPACE and SHARE OF THE FREEHOLD and would suit those looking for their first purchase.

Stepping over the threshold, you find yourself in the entrance hallway. The hallway provides a warm welcome to the home, the perfect space to store





shoes and hang coats with the added benefit of built-in storage.

The apartment boasts a dual-aspect, well-presented living room. The room is well-proportioned and creates the perfect space to relax in of an evening or even entertain guests. The space is neutrally decorated and presents itself well.

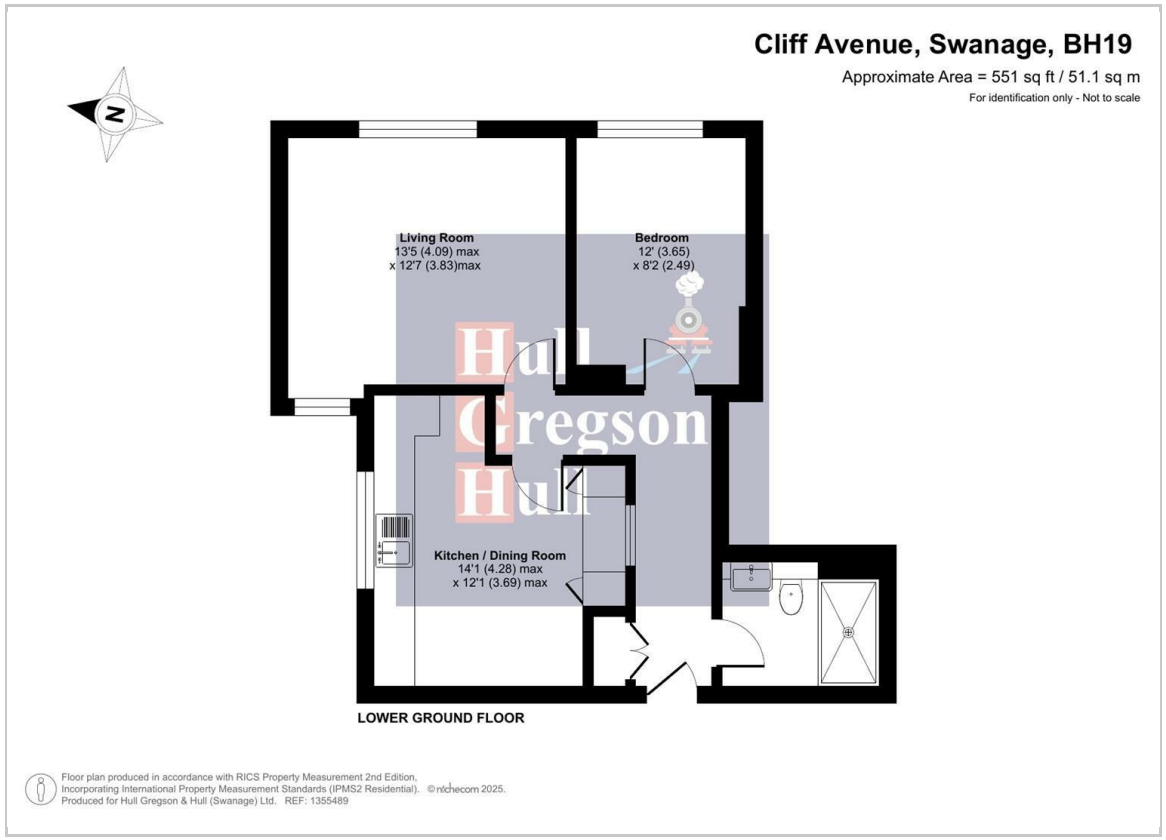
The kitchen comprises wood-effect, base level and wall-mounted units with space for freestanding appliances and two additional large cupboards with plenty of room for additional storage, The room hosts plenty of floorspace and is currently set up as a kitchen-diner, well-suiting the conveniences of modern family living.

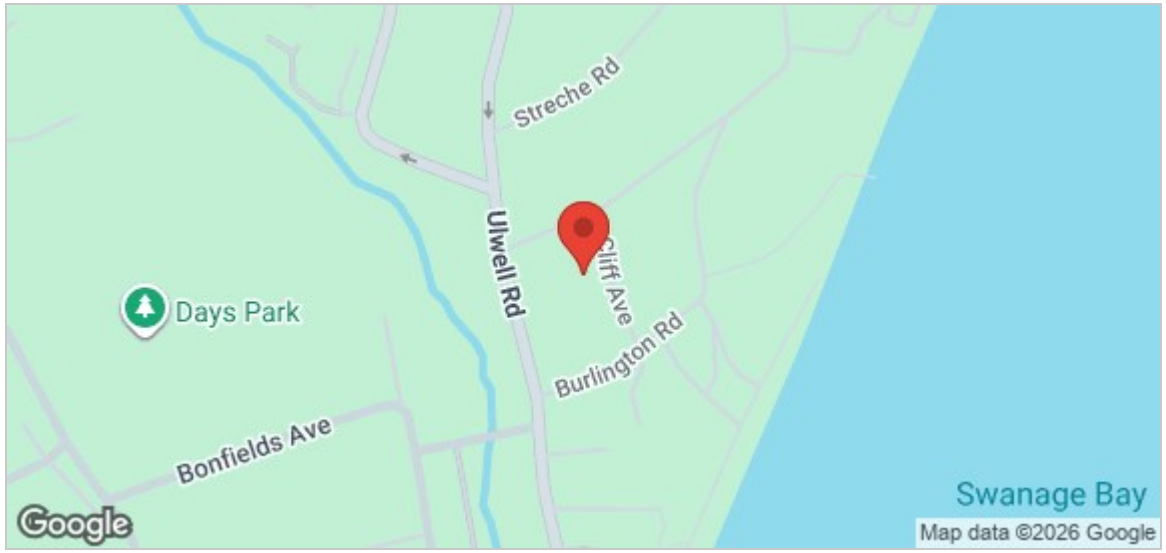
To the rear, the property presents a well-proportioned double bedroom. The bedroom is beautifully-presented with a rear aspect window flooding natural light into the space. The room currently hosts a double bed and freestanding storage cabinets.

The property also benefits from a modern-style walk-in shower room. The room comprises a double shower cubicle, WC, wash hand basin and built-in storage cabinets. The bathroom is well-presented hosting marble effect wall panels.

The apartment also benefits from an allocated parking space.

Viewings come highly advised to fully appreciate the property on offer.





Living Room
13'5" max x 12'6" max (4.09m max x 3.83m max)

Kitchen / Dining Room
14'0" max x 12'1" max (4.28m max x 3.69m max)

Bedroom
11'11" x 8'2" (3.65m x 2.49)

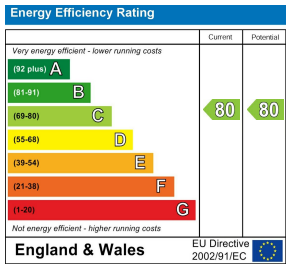
Shower Room

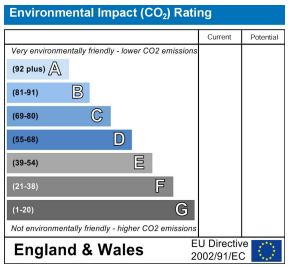
Allocated Parking Space

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
Property construction: Standard
Tenure: Leasehold with Share of the Freehold. 999 year Lease from 2009. Maintenance charge £1500 per annum. Long lets permitted, however no holiday lets. Pets are not permitted.
Council Tax Band: A
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/

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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.





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