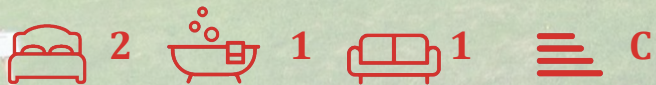




**De Moulham Road**

Swanage, BH19 1PA



**£275,000 Leasehold -  
Share of Freehold**





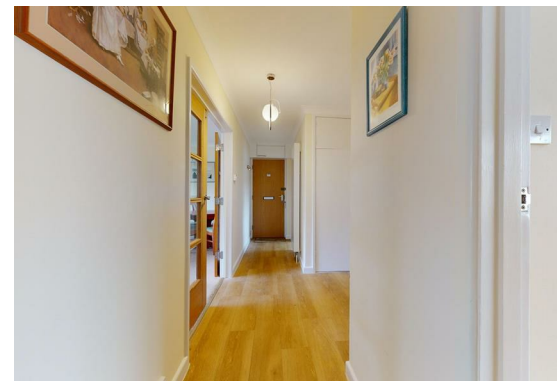
## De Moulham Road

Swanage, BH19 1PA

- No Onward Chain
- Communal Garden
- Double Bedroom with En Suite WC
- Ground Floor Apartment
- Located Close to Beach and Parks
- Modern Shower Room
- Second Reception Room with Built-in Storage
- Spacious Lounge/Dining Room
- Town Centre And Beach Within Close Proximity
- Ample Storage

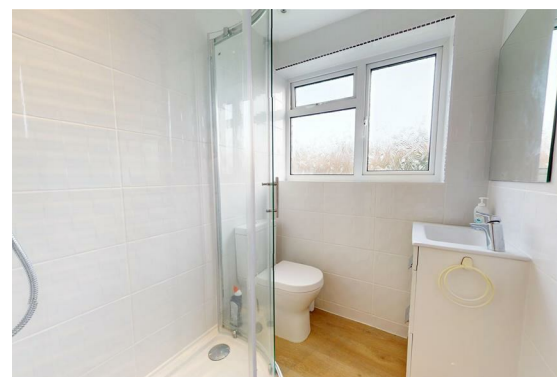






A well-presented ground floor apartment in the desirable Purbeck Court, offering onsite parking and spacious accommodation, available for sale with no forward chain.

This ground floor apartment on De Moulham Road is ideally located near the main beach, with a pleasant 15-minute promenade walk to the town centre. The apartment features a bright and spacious west-facing lounge/dining room, and a modern, well-appointed kitchen. The principal bedroom includes an en-suite W.C and built in storage, while the second bedroom is generously sized with



built-in wardrobes.

Upon entering from the communal hallway, you are greeted by a generous entrance hall. To the left, the modern kitchen features sleek white base and wall units, marble-effect countertops, a convenient breakfast bar, and an inset stainless steel sink. It is equipped with an integrated electric hob, under-counter oven, space for a dishwasher, and a freestanding fridge/freezer. The hallway has a contemporary vertical radiator and twin cloak cupboards offering ample storage space. The adjacent fully-tiled shower room includes a corner shower, vanity unit with inset sink, WC, and a heated towel rail. Throughout these rooms, durable wood-effect vinyl plank flooring provides a sleek and easy-care finish.



Oak-glazed internal French doors lead into the spacious lounge/dining room, which is flooded with natural light from a large front-facing window. A private door from this room opens onto the communal garden, offering outdoor access. Adjacent is the second bedroom, featuring ample built-in storage dual aspect windows with west and south-facing views. The principal bedroom offers a built-in wardrobe and a private en suite WC. These main rooms are all finished with smart carpeting for a comfort.

## Ground Floor



### Lounge/Dining Room

16'9" x 12'7" (5.11m x 3.84m)

### Kitchen

9'8" x 7'8" (2.97m x 2.34m)

### Bedroom One

12'11" max, 10'10" min x 9'8" (3.95m max, 3.32m min x 2.97m)

### En-suite

6'3" x 2'8" (1.93m x 0.82m)

### Bedroom Two

12'7" x 9'11" (3.86m x 3.04m)

### Shower Room

5'6" x 5'1" (1.68m x 1.57m)

### 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 Flat.

Property construction: Standard construction.

Tenure: Share of Freehold: The flat is held on a 999 year lease from 1962. We understand that no ground rent payable. There is a shared maintenance liability of approximately £2040 per annum. Long term lets are permitted, no holiday lets or pets.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

EPC: E

Council Tax: Band C

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

### 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 and covenant information are provided by the vendor and you should consult with your legal advisor and 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	
EU Directive 2002/91/EC	
England & Wales	

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