



## 12 Rawlings Close

Swanage, BH19 1FN



£235,000 Leasehold



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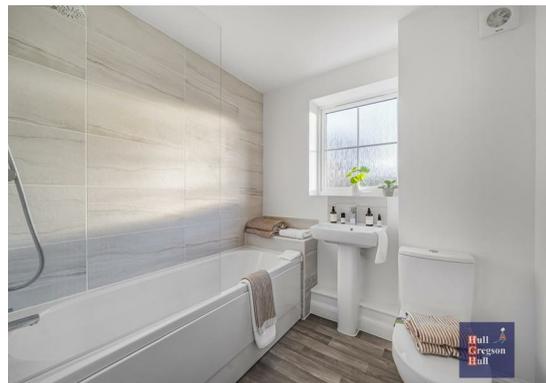
- Two Bedroom Apartment
- Ground Floor
- 5% Deposit Contribution
- Brand New Home
- Zero Ground Rent
- Separate Fitted Kitchen
- 10 Year NHBC Warranty
- Open-plan Living and Dining Area
- Located In The North of Swanage
- Close to Local Amenities & Swanage Bay





**\*5% DEPOSIT CONTRIBUTION AVAILABLE\* \*LAST FEW PLOTS REMAINING\***

Welcome to this BEAUTIFULLY designed BRAND NEW, GROUND FLOOR, TWO BEDROOM apartment, boasting one ALLOCATED PARKING SPACE, thoughtfully crafted for MODERN LIVING and offering a comfortable and versatile living experience.



As you step inside, you're greeted by a spacious lounge and dining area, perfect for hosting gatherings or simply enjoying cozy evenings at home. Adjacent to this space is the separate fitted kitchen, featuring sleek finishes and ample wall mounted and



base level units, paired with integrated appliances making it a joy to cook and entertain.

Moving through the apartment, you'll find the main double bedroom, a bright and comfortable retreat designed with relaxation in mind. . The second bedroom offers versatility—a well-proportioned room ideal for guests, a home office, or even a personal hobby space.

The main bathroom is beautifully appointed with contemporary fittings offering a bath, shower overhang, low level W.C and wash handbasin.

Externally, you will find a allocated space for the property as well as visitor spaces, a bike store and a bin store.



Now, let's talk about the location. Compass Point is situated in the charming coastal town of Swanage, set at the eastern end of the Jurassic Coast. Here, you're surrounded by breathtaking beaches, rugged cliffs, boutique shops, and delightful restaurants. Landmarks such as Corfe Castle/Old Harry Rocks are within easy reach, adding a touch of history to the scenic surroundings.

The area is well-connected, with excellent transport links to Bournemouth, Poole, and Weymouth, and a nearby chain-link ferry offering convenient access to Poole and Sandbanks. For families, local schools are within proximity, making this location practical as well as picturesque.



**Lounge/Dining**  
12'10" x 14'5" (3.91m x 4.39m)

**Kitchen**  
10'8" x 11'6" (3.25m x 3.51m)

**Bedroom One**  
12'11" x 11'3" (3.94m x 3.43m)

**Bedroom Two**  
8'11" x 10'8" (2.72m x 3.25m)

**Additional Information.**

The following details have been provided by the vendor, as required by Trading Standards.

The lease is 999 years. No Ground rent. Service charge of £1,190 PA. Estate charge of £293 PA. Pets are considered, upon request. No holiday lets permitted. These details should be checked by your legal representative for accuracy.

Property type: Apartment  
 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/)

**Important Note**

The artist's impression, photos, floor plans, configurations and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing any particular or proposed dwelling or development. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute part of a contract or a warranty. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements are approximate. Prospective purchasers are requested to check before entering into negotiations as to whether the specification has changed.

**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>83</b>	<b>83</b>
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

Environmental impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		