



## Wordsworth Court

Belle Vue Road Swanage, BH19 2HR



**Leasehold with Share  
Of Freehold**

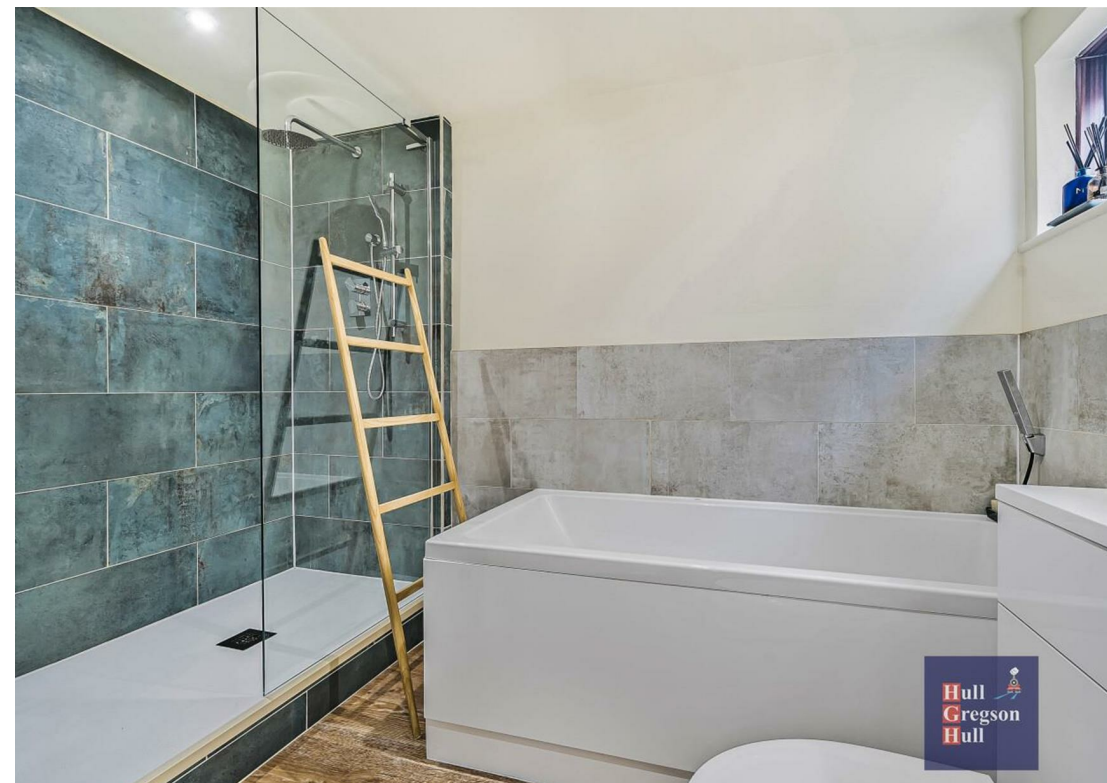




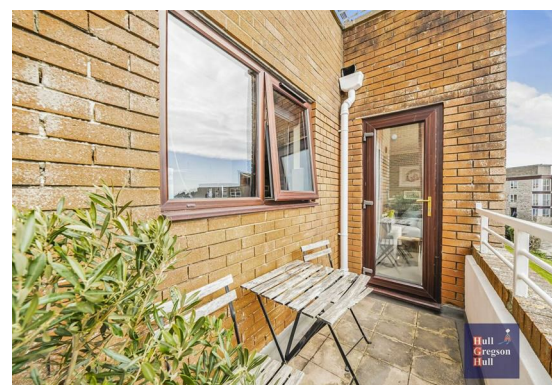
## Wordsworth Court

Belle Vue Road Swanage, BH19  
2HR

- Sea & Country Park Views
- Two Bedrooms
- Private Parking
- Modern Decor
- Southerly Facing Private Balcony
- Near Swanage Town Centre
- First Floor Apartment
- Large Family Bathroom
- Quiet Location
- No Forward Chain







Welcome to Wordsworth Court, a BEAUTIFULLY decorated apartment with BALCONY offering a delightful living experience and pleasant SEA GLIMPES. Located in Swanage, this property is close to all amenities, AWARD WINNING BEACHES, cafes and bars. With two generously sized bedrooms, this property is ideal for those seeking a comfortable and inviting home. The well-appointed living room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

A standout feature of this property is its balcony allowing you to enjoy the beauty of the coastline right from your home whilst enjoying the fresh sea air



with coffee or cocktails. The proximity to Durlston Park offers an excellent opportunity for outdoor enthusiasts to explore the natural beauty of the area.

This apartment is a perfect first time buy, providing a wonderful opportunity to settle down in a picturesque location. With its combination of modern décor, spacious living areas and private parking, this property is not to be missed.

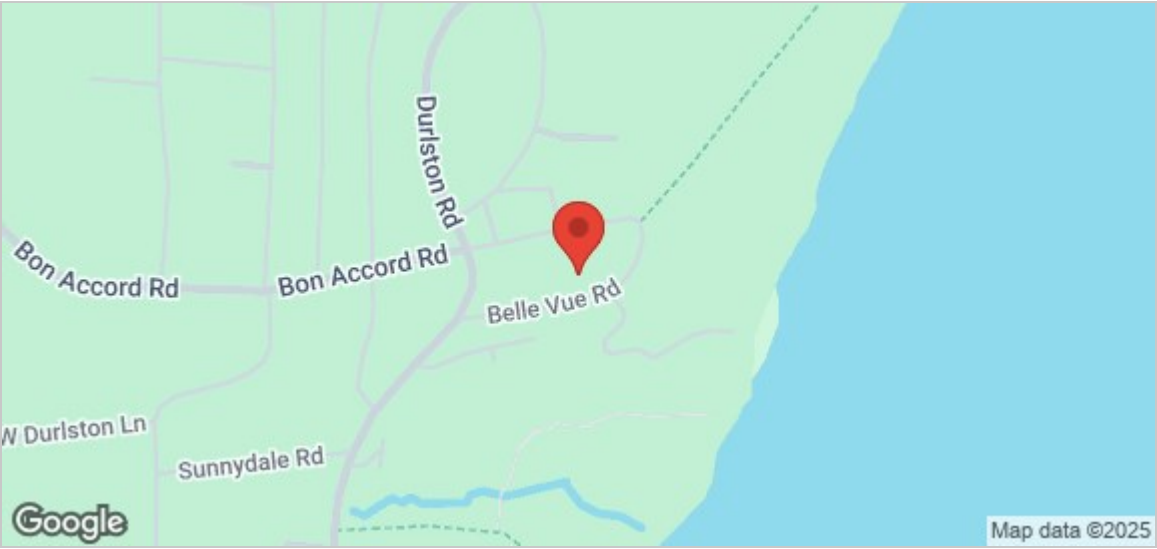
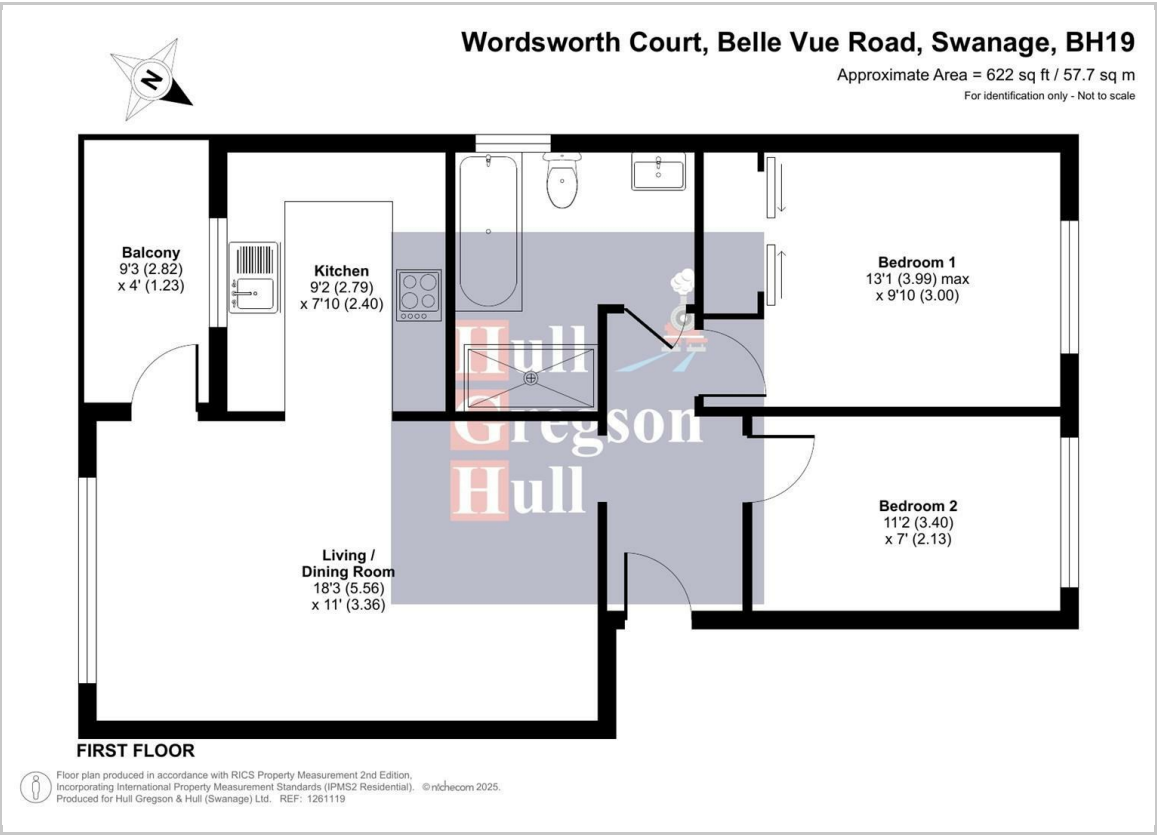
As you enter the property there is a sizable entrance hall, On your left you have a beautifully decorated, living / dining room of generous proportions. There is an open plan kitchen and access out onto the private balcony, the balcony offers space for a small table and chairs, a great place to relax in the sunshine, whilst gazing over to the sea or Durlston castle..

Back into the hallway on your right you have access to two, well proportioned bedrooms, with ample storage and a cosy, relaxing feel.

Lastly you have a large, modern family bathroom complete with Large bath and separate walk in shower, low lever sink basin and W.C. The bathroom has been beautifully fitted and is a modern white suite with complimentary tiling.

Externally, the property benefits from a lawned communal garden and an allocated parking space.





Entrance Hall

Living / Dining Room  
18'2" x 11'0" (5.56 x 3.36)

Kitchen  
9'1" x 7'10" (2.79 x 2.40)

Balcony  
9'3" x 4'0" (2.82 x 1.23)

Bathroom

Bedroom One  
13'1" x 9'10" (3.99 x 3.00)

Bedroom Two  
11'1" x 6'11" (3.40 x 2.13)

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: Apartment

Property construction: Standard

Tenure: Share of Freehold. Long Lease, Approximately 950 years remaining. Residential lets are permitted however holiday lets are not. Pets are considered at the discretion of the management company.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric radiators in each room, controlled individually or through the hub. The boiler heats the water. Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](https://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.

