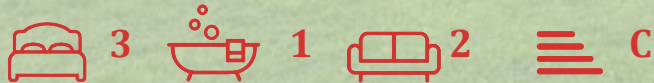




## Richmond House

27 Rabling Road , BH19 1ED



**£315,000**

**Leasehold - Share of Freehold**



# Richmond House

27 Rabling Road , BH19 1ED

- Ground Floor Apartment
- Three Bedrooms
- Upgraded Kitchen & Shower Room
- Spacious Accommodation
- Close to Town Centre & Beach
- Allocated Parking
- Pleasant Communal Gardens
- Share of Freehold
- Long Lets Permitted
- No Forward Chain





We are pleased to present A SPACIOUS GROUND FLOOR APARTMENT in a CONVENIENT LOCATION approximately 300m from Swanage Town Centre and a similar, almost level distance from the main beach. The accommodation includes THREE LARGE BEDROOMS,, a GOOD-SIZED LIVING/DINING ROOM with direct access to the garden, and upgraded KITCHEN and SHOWER ROOM, An ALLOCATED PARKING SPACE is also included.

'Richmond House' is situated on the corner of Northbrook and Rabling Road about 100m from the King George V Playing Field. The apartment is approached from the car park or Rabling Road through a secure communal entrance hall.



Enter the apartment and a roomy hallway leads through to the Living/Dining room which has a large bay window and glazed door to the communal garden allowing light to fill the space. A dining table and chairs will sit comfortably adjacent to the kitchen, leaving ample space for sofa and occasional furniture.

The thoughtfully arranged kitchen has a window overlooking the pleasant and well-tended communal garden, and has a good range of worktops with tiled splashbacks, cupboards and drawers with integral appliances including 'Zanussi' double oven and induction hob. There is space for a fridge/freezer, and a convenient placement for washing machine and tumble dryer.

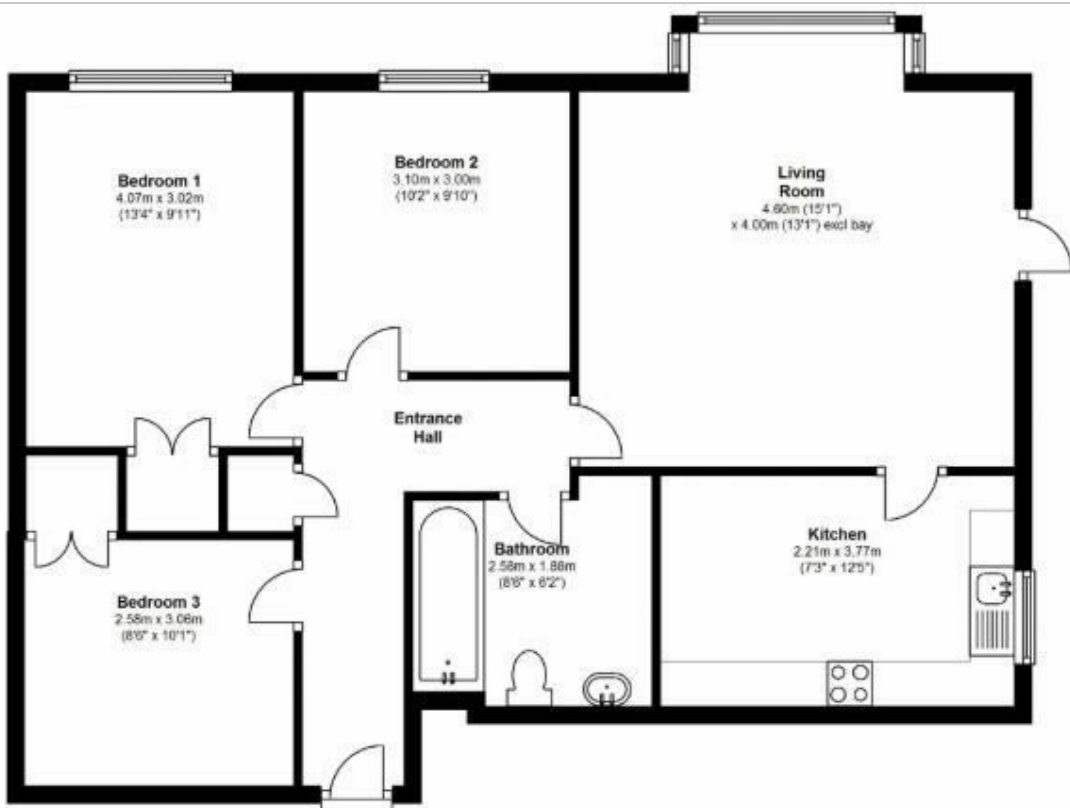
Return to the hallway, with storage cupboard and entryphone handset, to find the three good-sized Bedrooms, all of which will accommodate a double or twin beds and have either built-in wardrobes or space for free-standing bedroom furniture.



The Family Shower Room has been upgraded to include a double-length shower with drench or hand held shower attachment over, glass screen and waterproof panelling; combination sink and WC unit with cupboard and bathroom cabinet plus extractor fan.

Outside the communal garden surrounds the property and there is the opportunity to place a small table and chairs just outside the door from the lounge to enjoy a little time al fresco. Along with the apartment there is an allocated Parking Space to the rear of the property and easily accessed from a service lane. Communal also are the drying area and some visitor parking spaces.

The property is offered for sale with NO FORWARD CHAIN.



**Living/Dining Room**  
15'1" x 13'1" (4.6m x 4m)

**Kitchen**  
12'4" x 7'3" (3.77m x 2.21m)

**Bedroom One**  
13'4" x 9'10" (4.07m x 3.02m)

**Bedroom Two**  
10'2" x 9'10" (3.1m x 3m)

**Bedroom Three**  
10'0" x 9'4" (3.06m x 2.87m)

**Shower Room**

**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. The vendor advises us that the lease was extended to 999 years in 2014.

Property type: Purpose Built Ground Floor Apartment

Property construction: Standard

Tenure: Leasehold with Share of the Freehold. Maintenance is approximately £1280 per annum. Long lets are permitted and pets allowed at the discretion of the Management.

Council Tax: Band C

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

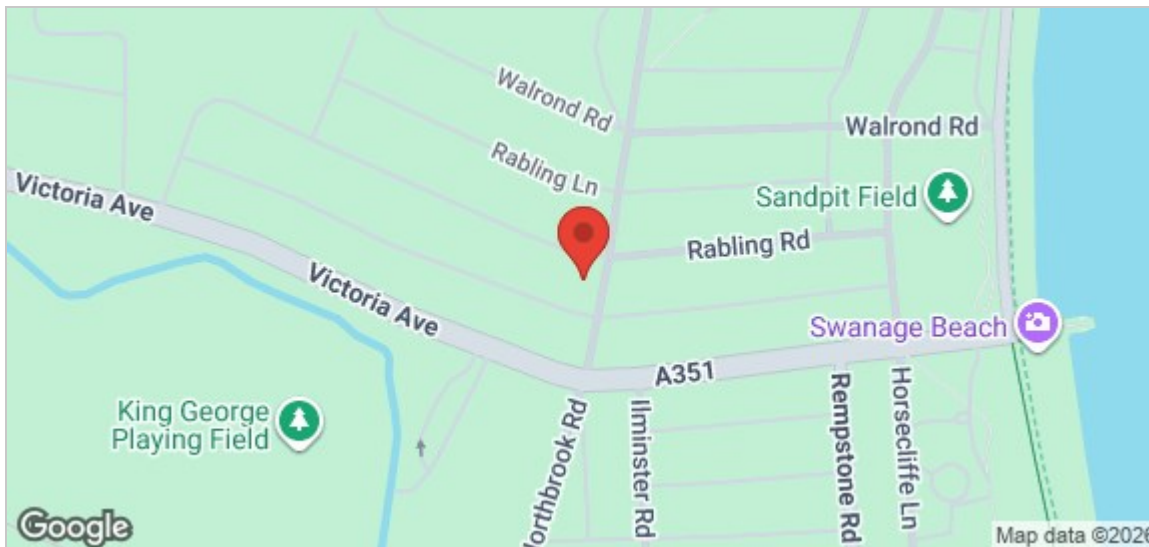
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	77		
<p>Not energy efficient - higher running costs</p> <p>102-109 kWh/m<sup>2</sup> A</p> <p>81-101 kWh/m<sup>2</sup> B</p> <p>61-80 kWh/m<sup>2</sup> C</p> <p>41-60 kWh/m<sup>2</sup> D</p> <p>21-40 kWh/m<sup>2</sup> E</p> <p>1-20 kWh/m<sup>2</sup> F</p> <p>0 kWh/m<sup>2</sup> G</p> <p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>102-109 g/m<sup>2</sup> A</p> <p>81-101 g/m<sup>2</sup> B</p> <p>61-80 g/m<sup>2</sup> C</p> <p>41-60 g/m<sup>2</sup> D</p> <p>21-40 g/m<sup>2</sup> E</p> <p>1-20 g/m<sup>2</sup> F</p> <p>0 g/m<sup>2</sup> G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	