

**Iminster Road**  
Swanage, BH19 1DZ



**£275,000 Freehold**





## Iminster Road

Swanage, BH19 1DZ

- Spacious First Floor Apartment
- Two Generous Double Bedrooms
- Modern Fitted Kitchen
- Lift Access Within the Building
- Garage with Undercroft Parking Space
- Combination Boiler Supplying Hot Water and Radiators.
- Well-Maintained Communal Gardens
- Moments from Swanage Beach and Town Centre
- Bright Dual Aspect Living/Dining Room
- Excellent Storage Throughout







Just a short, level stroll from Swanage's award-winning sandy beach and town centre this well-presented two double bedroom, first floor apartment benefits from lift access, well-maintained communal areas and attractive communal gardens, making it an ideal permanent residence, holiday home or investment opportunity. The apartment enjoys a generous layout with spacious living accommodation, a modern fitted kitchen and bathroom. The property further benefits include a private garage with undercroft parking and excellent storage throughout.

A welcoming entrance hall provides access to the large hallway has ample space for coat and shoe storage, with built-in cupboards providing practical storage space to keep the apartment organised.

A wonderfully open and naturally bright reception room creates a light and airy atmosphere throughout, with a large window overlooking the communal grounds and allowing plenty of



natural light to flood the room. There is ample space for seating arrangements as well as a dining area, making this a versatile living space suited to relaxing with family or entertaining guests.

The kitchen is fitted with a range of wall and base units complemented by timber-effect work surfaces and tiled splashbacks. There is an excellent amount of cupboard and preparation space with an inset sink positioned beneath the window overlooking the communal grounds. Integrated appliances include a double electric oven, four-ring gas hob with extractor, with space and plumbing for a washing machine, dishwasher and additional freestanding appliances.

The generous sized principal bedroom has ample space for a king-size bed with a full range of bedroom furniture such as wardrobes and bedside cabinets.

A spacious second double bedroom offers excellent flexibility, ideal as a guest bedroom, home office or hobby room and enjoys plenty of natural light through its large window.

The bathroom has been fitted with a thermostatic shower and riser with shower tray, high level WC, and wash hand basin with vanity storage unit beneath.

Rocquaine Court is set within beautiful communal grounds which are well maintained throughout the year, creating an attractive environment for residents.

The property further benefits from a private garage, ideal for secure parking, additional storage or beach equipment, with visitor parking available within the grounds. There is also a private undercroft parking space included, in front of the garage.

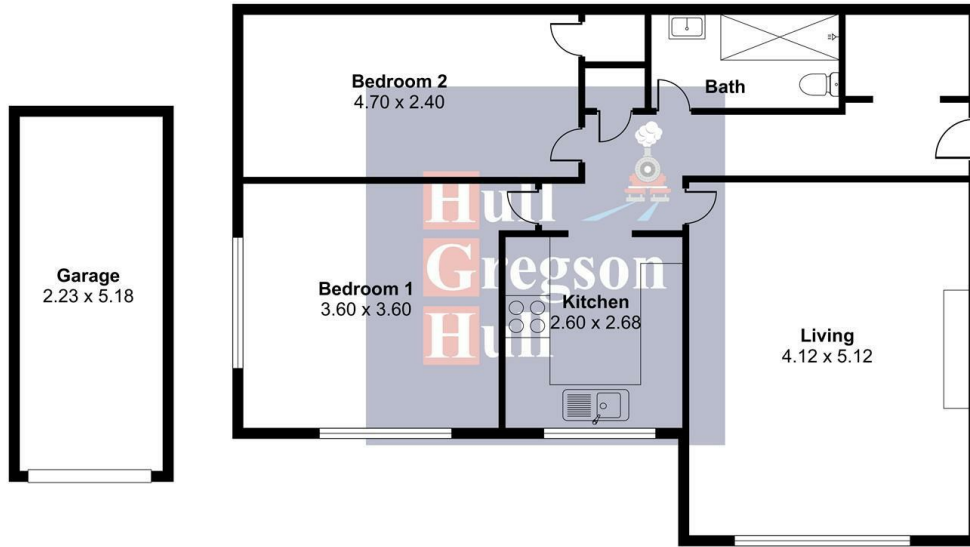
Rocquaine Court is in a great position on Ilminster Road, just moments from Swanage's sandy beach. Swanage offers an excellent range of independent shops, cafés, restaurants with healthcare facilities, schools and regular bus services. Swanage provides endless opportunities to enjoy the outdoors, from spectacular cliff-top walks and nature reserves to the historic Swanage Railway and nearby Purbeck Hills. The apartment's convenient location allows residents to enjoy all the benefits of coastal living whilst remaining within easy walking distance of everyday amenities.





## Rocquaine Court, Ilminster Road, BH19 1DZ

Approximate Main Floor Area =746.53 sq ft / 69.94 sq m  
Approximate Garage Area =131.50 sq ft / 12.32 sq m  
Approximate Total Area =878.03 sq ft / 82.26 sq m  
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

**Living Room**  
13'6" x 16'9" (4.12 x 5.12)

**Kitchen**  
8'6" x 8'9" (2.60 x 2.68)

**Bedroom One**  
11'9" x 11'9" (3.60 x 3.60)

**Bedroom Two**  
15'5" x 7'10" (4.70 x 2.40)

**Bathroom**

**Garage**  
7'3" x 16'11" (2.23 x 5.18)

**Undercroft 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.

Tenure: The vendors advise us that the property includes a share of the freehold and therefore no ground rent is payable. They advise that the annual maintenance charge is approximately £1,600. The lease length has approximately 951 years remaining from 2000. Pets are not permitted. Long term lets are permitted, short term lets are not.

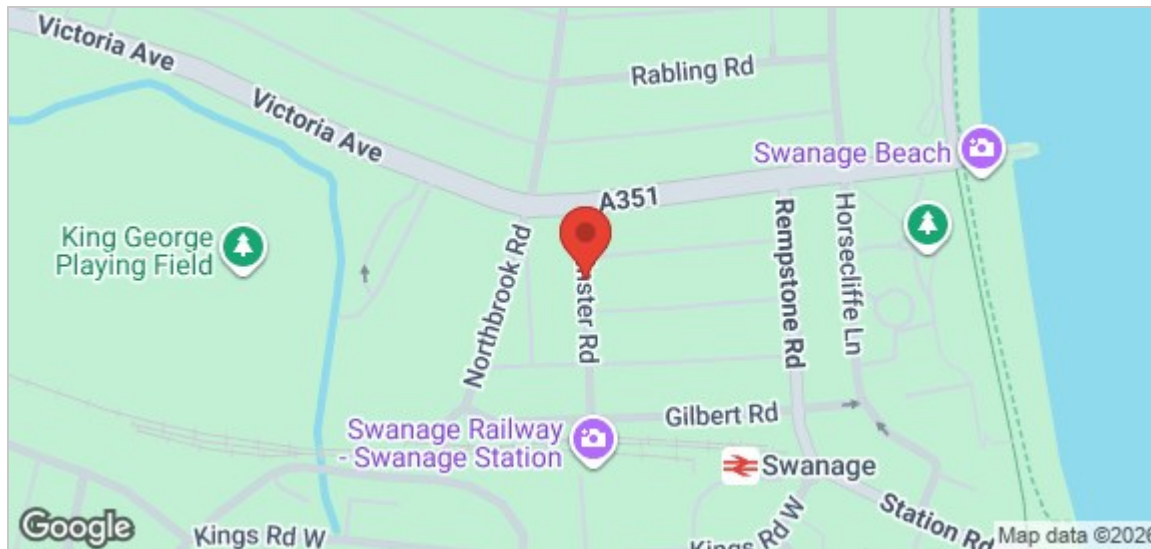
Property type: Flat  
Property construction: Standard

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/](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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms 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) 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |