

47 Rabling Road

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£265,000 Leasehold

Hull Gregson Hull

47 Rabling Road

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- Spacious Two Bedroom Ground Floor Apartment
- Large Lounge/Diner Leading to the Private Southerly Decking Space
- Principal Bedroom with Ample Built in Storage
- Practical Well Equipped Kitchen
- Allocated Car Parking Space
- Ample Visitor Parking
- Sought After Location
- Well Proportioned
- Near to local Amenities and Beach Front
- Well Maintained Communal Garden

















Welcome to Ruby Court, a beautiful two bedroom ground floor apartment in the desirable location of Rabling Road. On entering, the hallway leads through to a spacious living/dining room, providing a comfortable and versatile main reception space with direct access to the private southerly facing decking area. This is a particularly pleasant feature, providing an ideal spot for outdoor seating and enjoying the sunshine, whilst also giving access to the communal gardens.

Returning inside the modern contemporary kitchen is well designed and practical, fitted with an integrated fridge freezer, dishwasher and four-ring induction hob.

The principal bedroom is a well-proportioned room with space for a large



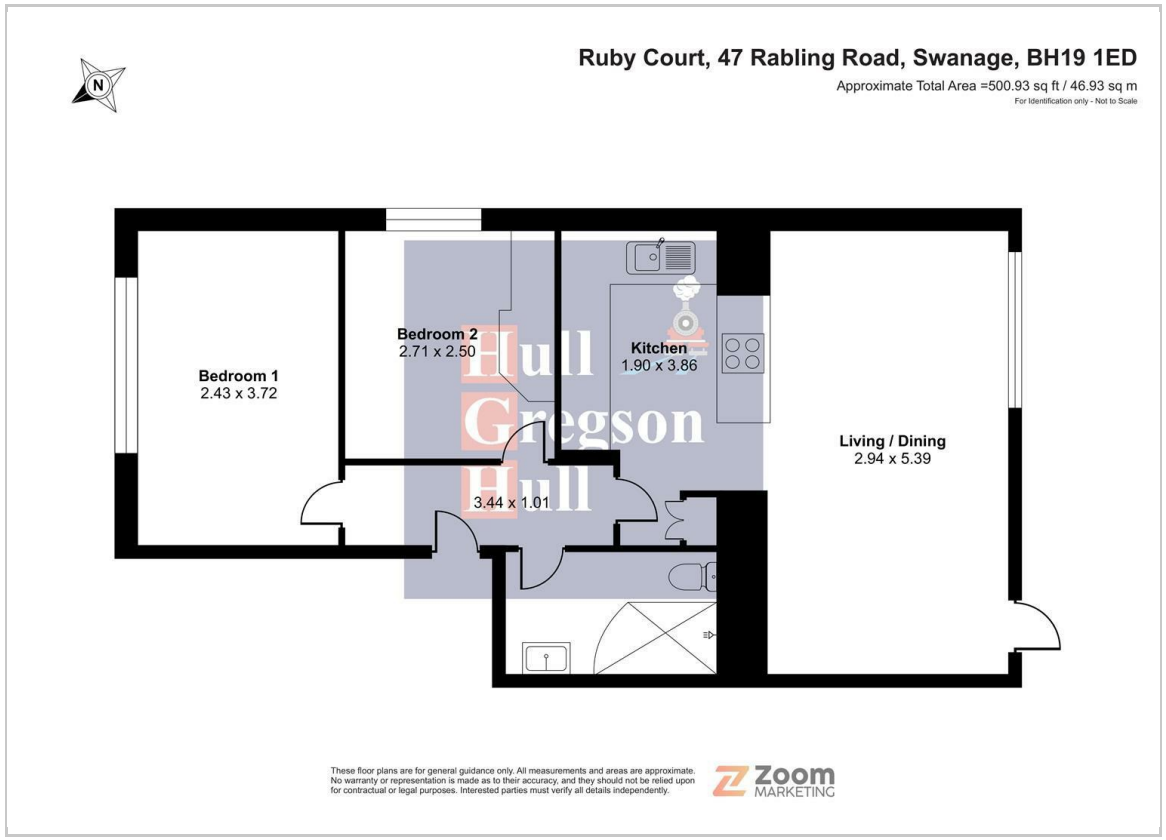


double bed and benefits from useful built in storage. The second bedroom is a reasonably sized single which has built in storage, making it equally suitable as a bedroom, home office or study. The accommodation is completed by a modern fitted bathroom comprising shower cubicle, wash hand basin and WC.

Externally, the property benefits from the aforementioned private south-facing decking area, use of the communal gardens, an allocated parking space and additional visitor parking, providing excellent convenience for both residents and guests.

Rabling Road is a highly desirable street that is well placed for access to Swanage town centre, the seafront and beach, with a good range of shops, cafés, restaurants and everyday amenities close by. Swanage itself is a popular Dorset coastal town, renowned for its sandy beach, Victorian pier and beautiful surrounding countryside, with the spectacular Isle of Purbeck and Jurassic Coast on the doorstep.

The property has been presented superbly inside and is offered for sale with no forward chain, viewing of this property comes highly recommended.





Living/Dining Room
9'7" x 17'8" (2.94 x 5.39)

Kitchen
6'2" x 12'7" (1.90 x 3.86)

Family Bathroom

Bedroom One
7'11" x 12'2" (2.43 x 3.72)

Bedroom Two
8'10" x 8'2" (2.71 x 2.50)

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: Standard
Property construction: Ground Floor Flat
Tenure: We have been advised by the vendor that the property is leasehold with a 125 year lease from 22/06/2018. Ground rent is £250 per annum with maintenance being £500 per annum. Pet and lets are not permitted.
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/

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