Rocquaine Court

Ilminster Road Swanage, BH19 1DZ

2 1 1 C

Leasehold with Share of Freehold

Hull Gregson Hull

Rocquaine Court

Ilminster Road Swanage, BH19 1DZ

- Two Bedroom Apartment
- First Floor
- Sizeable Accommodation
- Light & Airy
- Garage
- No Onward Chain
- Potential To update
- Great Location
- Town and Beach Nearby
- Lift Access

This SIZEABLE, Two Bedroom, first floor apartment with GARAGE is offered for sale with NO ONWARD CHAIN!

An initial communal entrance door provides access to the block via key or intercom. The communal hallway has been well maintained by the management company and stairs ascend to the first floor where the private entrance for this particular apartment can be located. The is the benefit of a lift in the block.

Stepping into the apartment, there is ample space for shoes and coats in the hallway. An initial door on the left provides access into Bedroom One. This bedroom is well-proportioned and offers plenty of space for bedroom furniture. There is also a fitted wardrobe with hanging rail.

On the opposite side of the hallway, on

the right, is access to Bedroom Two. This bedroom is a good size and easily accommodates a double bed plus furniture.

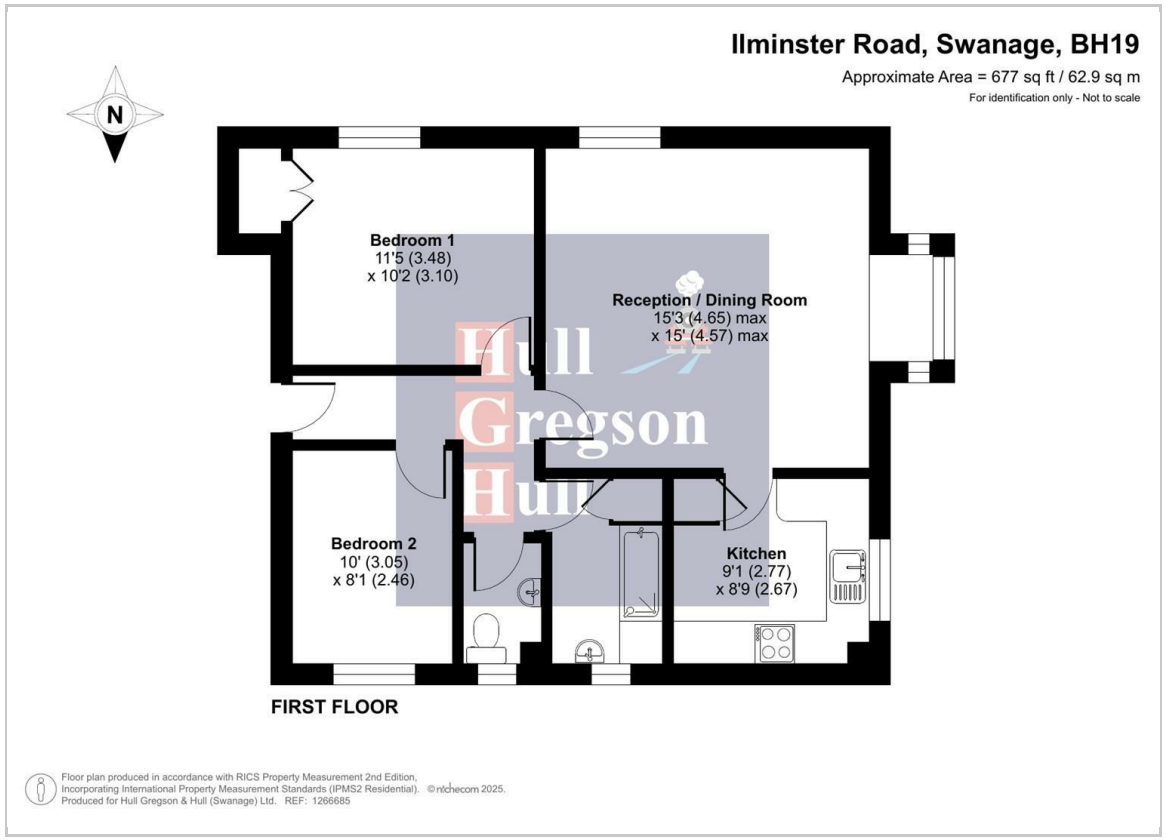
The bathroom comprises a Premier walk in bath/shower and a pedestal wash hand basin. There is a double glazed window in the bathroom and an extractor fan assisting ventilation. Next to the bathroom is a cloakroom comprising a low-level W.C plus wash hand basin with mixer taps.

A large open plan Reception Room, with ample living and dining space is the main feature of this lovely apartment as it makes a great place to entertain guests or relax in the comfort of your own home. Large windows have both Southerly & Westerly aspects allowing for plenty of natural light.

Completing the accommodation is a fitted kitchen comprising a range of wall and base level units. There is ample space for white goods and a wall mounted Worcester Bosch combination boiler.

Externally, the apartment benefits from a private garage, directly under the apartment, with up and over garage door. There is also a well-maintained communal garden with communal washing line.

The property is superbly positioned, with the town and beach in close proximity. Swanage is a beautiful seaside town in the county town of Dorset. It is a place of real charm and is popular with locals and visitors alike. The property is offered for sale with no onward chain and would make a great seaside retreat.



Reception / Dining Room
15'3" x 14'11" (4.65 x 4.57)

Kitchen
9'1" x 8'9" (2.77 x 2.67)

Bedroom One
11'5" x 10'2" (3.48 x 3.10)

Bedroom Two
10'0" x 8'0" (3.05 x 2.46)

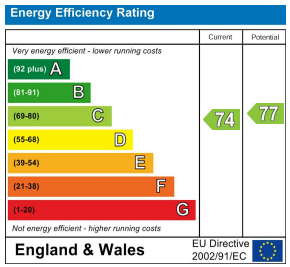
Bathroom

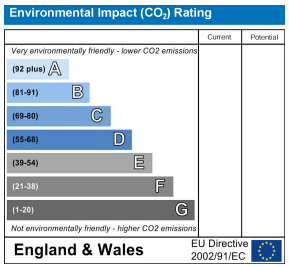
W.C

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. (No ground rent payable). We are advised that the annual maintenance charge is approximately £1,480 per annum. Pets are considered at the discretion of the management company and residential lets are allowed. Holiday lets are not.
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/

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.





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