

## Swanbrook Mews

Kings Road West Swanage, BH19 1HR



£1,100 PCM



## Swanbrook Mews

Kings Road West Swanage,  
BH19 1HR

- Two Bedroom Top Floor Flat
- Spacious Accommodation
- Lovely Outlook over Swanage Railway to the Purbeck Hills
- Close to Town Centre and All Amenities
- Renovated Kitchen
- Large Lounge/Dining Room
- Southerly Facing Bedrooms
- Allocated Parking Space
- Renovated Bathroom
- Available Now





This **TWO BEDROOM TOP FLOOR APARTMENT** is located in a convenient position within **EASY WALKING DISTANCE** from the town centre, sea front and all amenities. With an **ATTRACTIVE OUTLOOK** towards Ballard Down over the popular private Swanage Railway, the apartment has **SPACIOUS ACCOMMODATION** and the benefit of an **ALLOCATED PARKING SPACE**.

Within the flat you will find a brand new spacious kitchen and bathroom. All rooms within the apartment are bright, spacious and airy. The main bedroom boasts space for a king size bed and has built in wardrobes. Outside, there



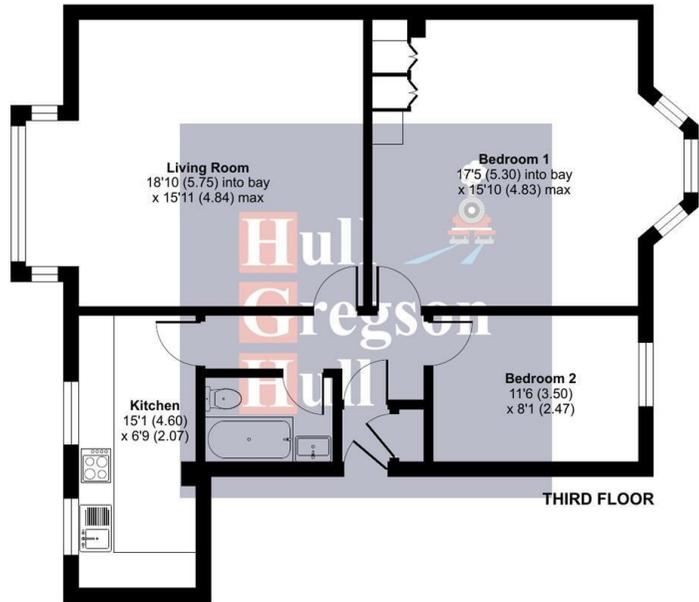
is a communal garden alongside the Swan Brook, an allocated parking space and drying area.



# Kings Road West, Swanage, BH19

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1350252

**Lounge/Diner**  
18'10" x 15'10" (5.75 x 4.84)

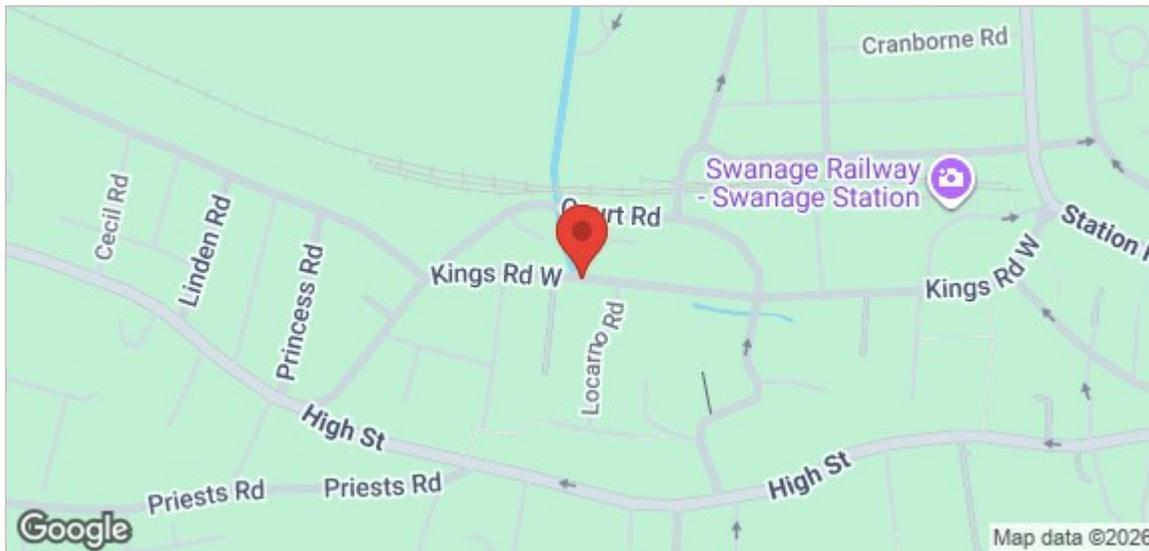
**Kitchen**  
15'1" x 6'9" (4.60 x 2.07)

**Bedroom One**  
17'4" x 15'10" (5.30 x 4.83)

**Bedroom Two**  
11'5" x 8'1" (3.5 x 2.47)

### 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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(23-34) <b>E</b>		
(13-22) <b>F</b>		
(1-12) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	