



De Moulham Road
Swanage, BH19 1PA

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Offers Over
£259,000 Leasehold -



De Moulham Road

Swanage, BH19 1PA

- Offered for sale with NO ONWARD CHAIN
- First Floor Apartment
- Two Bedrooms
- Garage in a Block
- Westerly Aspect Balcony
- Bathroom & Private WC
- Well-Proportioned Living Room
- Ample Built-In Storage
- Short Walk to Town Centre & Amenities
- Close to Beach





Offered for sale with NO ONWARD CHAIN, is this TWO BEDROOM FIRST FLOOR APARTMENT with WESTERLY ASPECT BALCONY. The property boasts a WELL-PROPORTIONED LIVING ROOM, GARAGE in a block and is located CLOSE TO THE BEACH and a SHORT WALK FROM THE TOWN CENTRE and AMENITIES. Viewings come highly advised to fully appreciate the property.



Initially, the property is accessed via a communal door with stairs ascending to the first floor. As you enter into the apartment, you find yourself in the entrance hallway which benefits from ample built-in storage.



To your left, you find yourself in the well-proportioned living room with large front aspect window spilling rays of sunshine into the space. The room also leads onto the apartments westerly-aspect balcony: the perfect place to relax of a sunny summer evening. The living room has ample space and currently hosts a feature fireplace as well as a sofa, three arm chairs and various storage units.

The kitchen comprises white traditional-style kitchen cabinets with granite-effect worktops over and space for freestanding appliances. The room is neatly presented and currently hosts a two-seater dining table.

To the rear of the property, you find bedrooms one and two. Bedroom one is a generous size with a dual aspect and currently hosts a large wardrobe, two single beds and two bedside units. Bedroom two is well-proportioned benefits from built-in storage as well as currently hosting a dining table, sofa and armchair. The space is versatile and could be utilised as a secondary reception room.

The apartment also hosts a bathroom with private, separate WC. The bathroom boasts a panelled bath tub with shower overhead and wash hand basin. Parallel to the bathroom, the private WC hosts a downstairs WC and wash-hand basin.

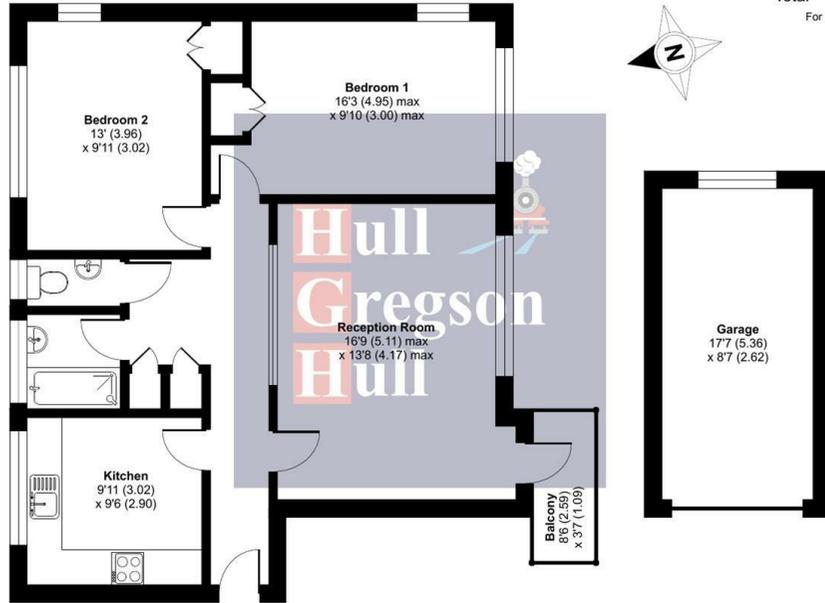
The property is offered for sale with a garage in a block to the rear and is presented for sale with no onward chain.



Purbeck Court, De Moulham Road, Swanage, BH19

Approximate Area = 800 sq ft / 74.3 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 953 sq ft / 88.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhccom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1217411

Kitchen
 9'10" x 9'6" (3.02 x 2.90)

Living Room
 16'9" x 13'8" (5.11 x 4.17)

Bathroom

Bedroom 1
 16'2" max x 9'10" max (4.95 max x 3.00 max)

Bedroom 2
 12'11" x 9'10" (3.96 x 3.02)

Garage
 17'7" x 8'7" (5.36 x 2.62)

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. We are advised that the lease has approximately 937 years remaining. The approximate annual service charge is £1980. We are advised that there is no ground rent to pay due to the property including a share of the freehold. We are advised that pets would be considered at the discretion of the management company. We are also advised that holiday letting is not permitted.

Property type: First Floor Apartment

Property construction: Standard

Mains Electricity

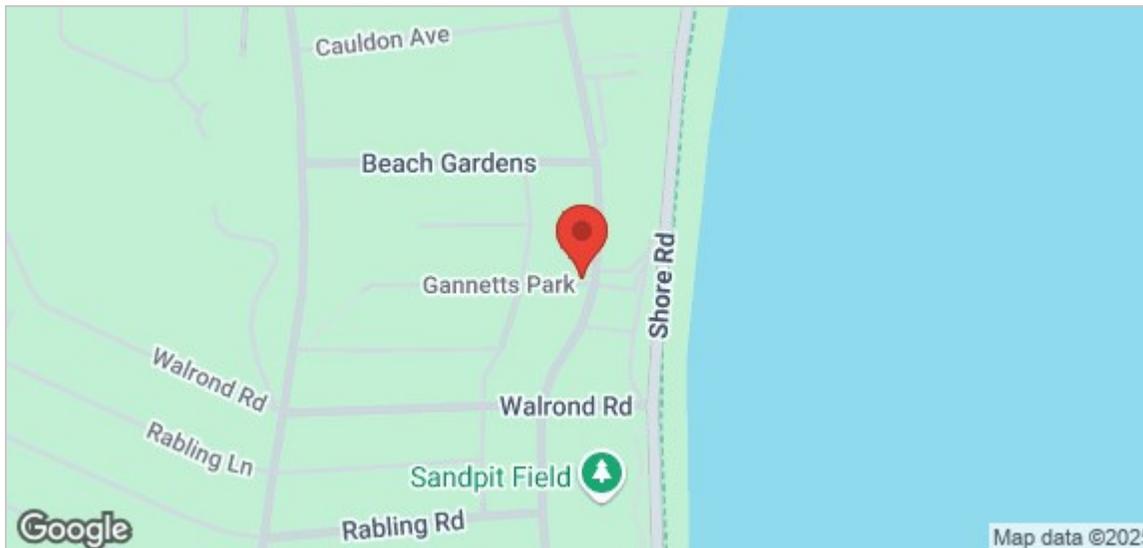
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric Storage Heaters

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.



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		