

Taunton Road
Swanage, BH19 2BE



£325,000
Share of Freehold

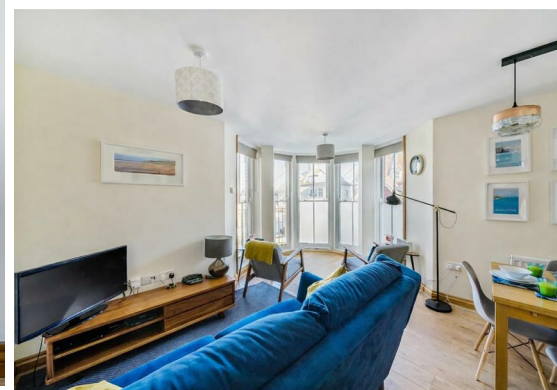
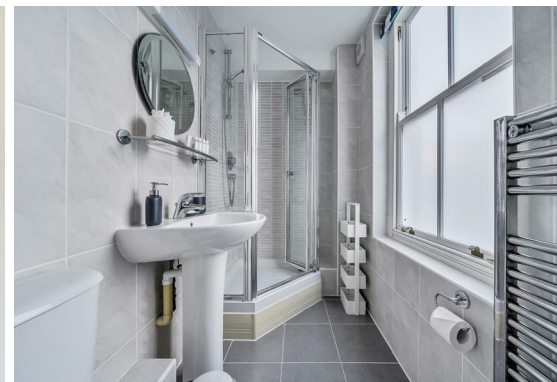


Taunton Road

Swanage, BH19 2BE

- First Floor, Two Bedroom Apartment
- Modern Interior
- Under Croft Parking
- Sea Views
- Close to Swanage Town Centre
- Business Figures Available on Request
- Lift Access
- Ensuite In Main Bedroom
- No Forward Chain
- Modern Fitted Kitchen

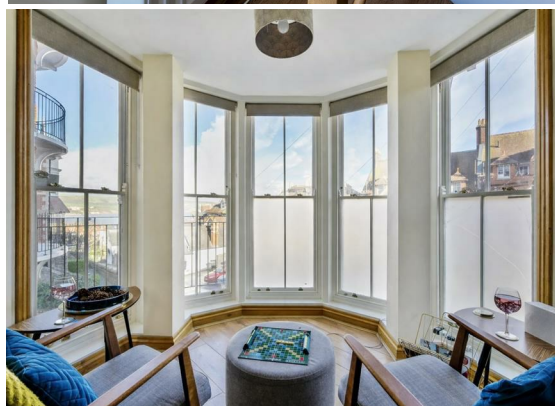




****SUCCESSFUL HOLIDAY LET OPPORTUNITY OR AN IMMACULATE HOLIDAY HOME WITH PARKING****

We are pleased to present a beautifully presented and thoughtfully designed **TWO BEDROOM FIRST FLOOR APARTMENT** with a view to Swanage Bay. This modern apartment is ideally situated at 'Penlu' just a short distance from the Swanage town centre, beach and local attractions. It has the benefit of **UNDERCROFT PARKING SPACE, LIFT ACCESS** and both Bathroom and En-Suite to the main bedroom. Holiday lets are permitted the apartment is being sold with **NO FORWARD CHAIN**, making this the perfect investment purchase.

Enter the flat and from the hallway enter



into the open-plan Living and Dining area where the eye is immediately drawn to the floor-to-ceiling 'turret' windows invite natural light and frame the lovely view across Swanage Bay to Ballard Down. This space is perfect for relaxing in the evenings after spending the day at the beach or hiking over the renowned Jurassic coastline. There is space for dining table and the adjacent kitchen is equipped with quality appliances such as a dishwasher, fridge and freezer, oven and hob and fitted with ample worktops, base and eye level storage cupboards.

A small lobby leads through to a hallway with a large cupboard housing a hot water cylinder, fed from a centralized heating system and a good-sized fully tiled bathroom comprises bath with shower over, wash basin and WC.

The main double bedroom is spacious, bright and westerly facing with large windows and room for freestanding bedroom furniture. It also has the benefit of a shower room en suite with fully tiled walls and floor comprising shower cubicle, wash basin and WC.

The second bedroom is bright and airy and will accommodate a double or twin beds with some freestanding furniture.

Rare for a town centre apartment, the flat also has the convenience of a **PARKING SPACE** situated beneath an undercroft at Sea Court, the building adjacent to Penlu. Built in 2011, Penlu is a complex of 8 Apartments built to reflect the architecture of the Victorian Sea Court. This is a rare opportunity to acquire a 'turnkey' property for a holiday home or to continue as a successful holiday let. Swanage itself is a traditional seaside town well known for its award winning golden sandy beaches, traditional pier, and steam railway. Nearby Durlston boasts the breathtaking coastal scenery of the World Heritage Jurassic Coastline.

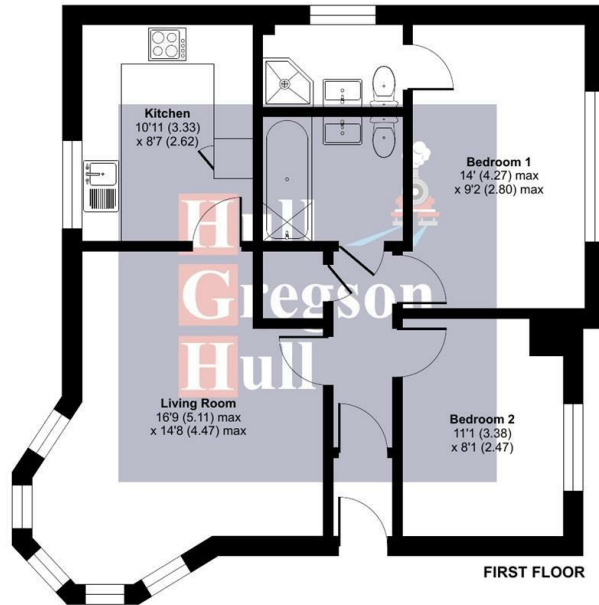
This apartment will appeal to those seeking a seaside home or as an investment opportunity and must be seen to be appreciated.



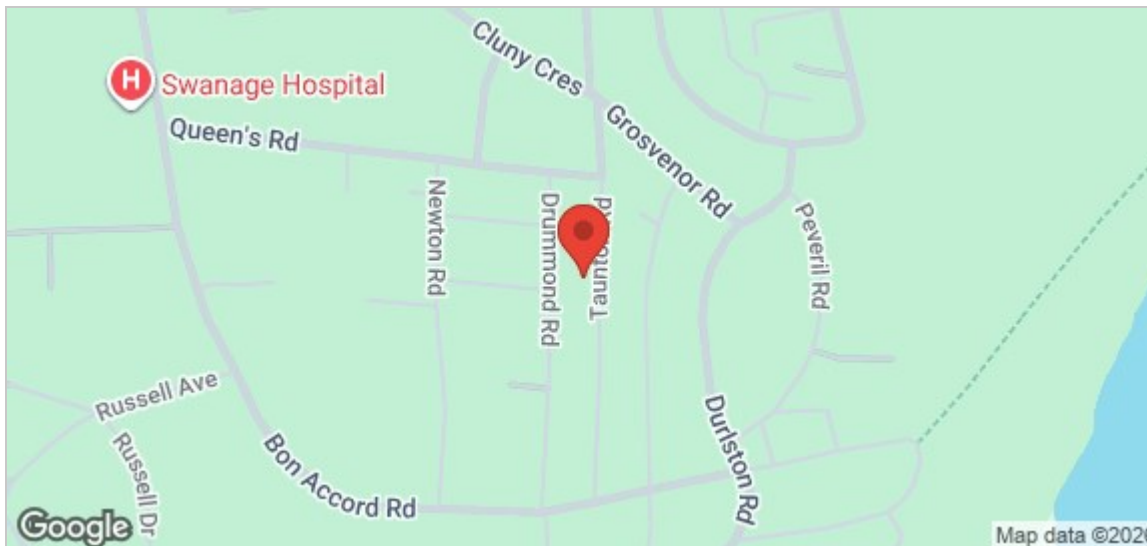
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Approximate Area = 665 sq ft / 61.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1386667



Living/Dining Room

16'9" x 14'7" (5.11 x 4.47)

Kitchen

10'11" x 8'7" (3.33 x 2.62)

Bedroom One

14'0" x 9'2" (4.27 x 2.80)

En Suite Shower Room

Bedroom Two

11'1" x 8'1" (3.38 x 2.47)

Bathroom

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. This property is a

Property type: First Floor Flat

Property construction: Standard

Tenure: Share of share of freehold with a lease of 997 years. Maintenance charge is £180pcm. Short and long term lets permitted.

Pets are not allowed.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Communal Wood (Pellet) Fired Heating System.

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	
	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	
Current	Potential
75	80
England & Wales	
EU Directive 2002/91/EC	

Environmental impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(39-60) C	
(16-38) D	
(9-15) E	
(1-8) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	