# Institute Road

Swanage, BH19 1BX

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**£215,000**

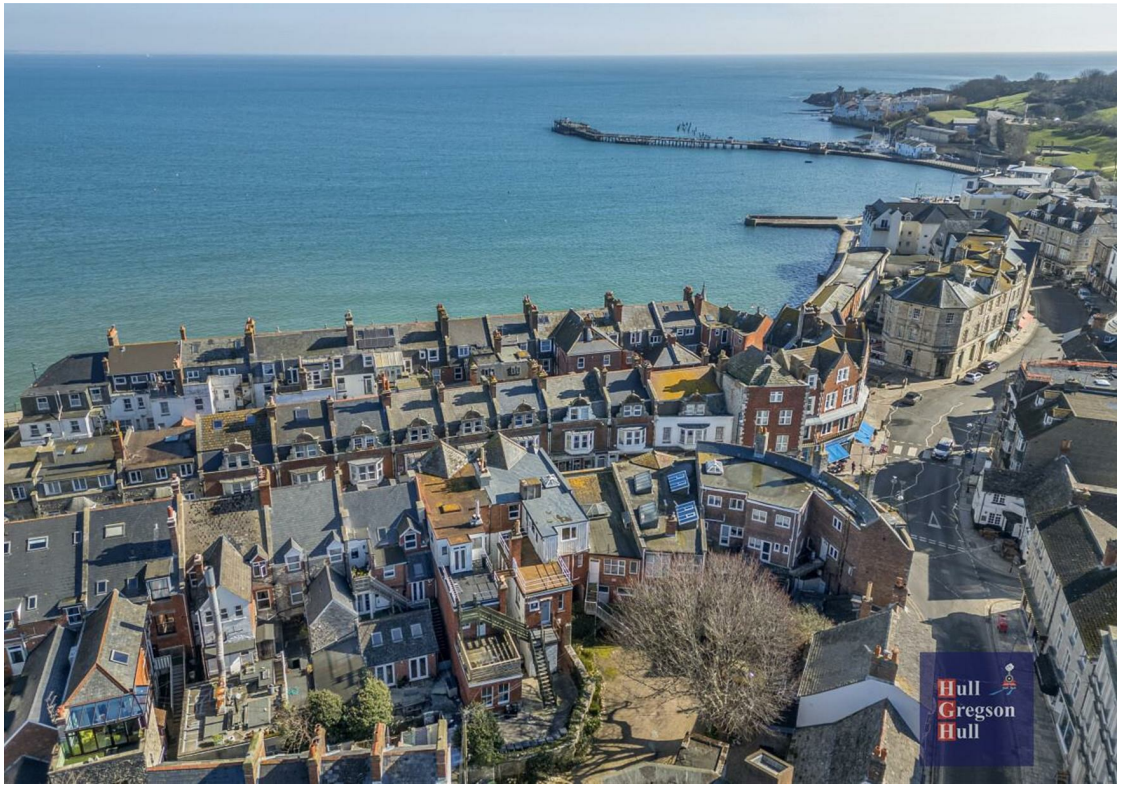
**Leasehold**

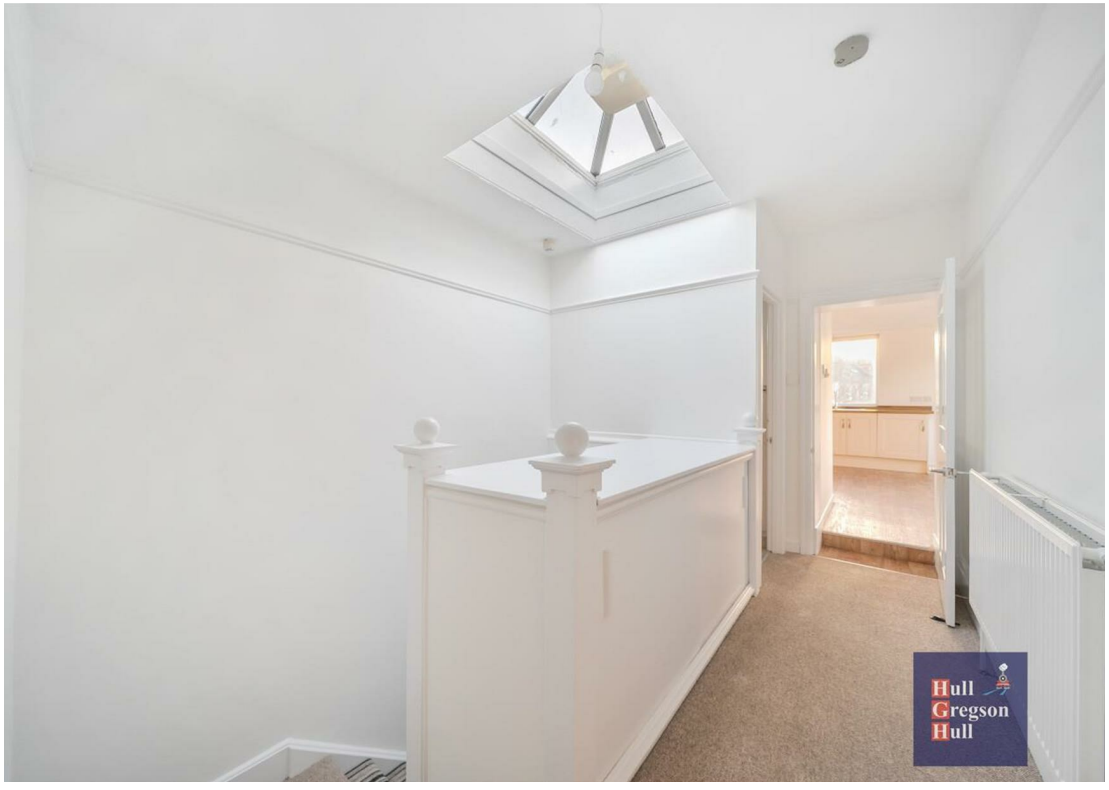
Hull Gregson Hull

# Institute Road

Swanage, BH19 1BX

- Interesting and Spacious 2 Bedroom Flat
- Town Centre Location
- 2nd (Top) Floor
- Large Decked Terrace
- Modernised Kitchen
- No Forward Chain
- Mainly uPVC Double Glazing
- Gas Central Heating





*FANTASTIC HOLIDAY LET OPPOURTUNITY, CLOSE TO BEACH*

Introducing this characterful and recently refurbished, top floor TWO BEDROOM apartment situated in the heart of Swanage. Boasting SPACIOUS ACCOMMODATION and a large DECKED TERRACE with views to hills, this property is perfectly located within a stone's throw of the Beach and all town centre amenities.

The main entrance reveals a staircase to the first floor and the private entrance door to the flat with a second set of stairs to the second floor where a bright hallway is lit through an atrium style skylight.

Ahead, a generously sized modern fitted Kitchen/Dining room with a range of wall and base levels units with large storage cupboard, intergral appliances including 'Cuisine Master' electric range cooker with extractor canopy over, fridge/freezer, washing machine. Here also plenty of space for a large dining table and chairs.

From the kitchen a door opens onto a large westerly facing decked area, ideal for soaking up the afternoon sunshine or early evening entertaining.

Returning to the hallway, the Main Bedroom is of good proportions giving ample space for king size bed and freestanding furniture and Bedroom Two could also accommodate a double bed, wardrobe and chest of drawers.

The Lounge features decorative windows with window seat from which to enjoy the interesting street scene below and an ornamental corner fireplace.

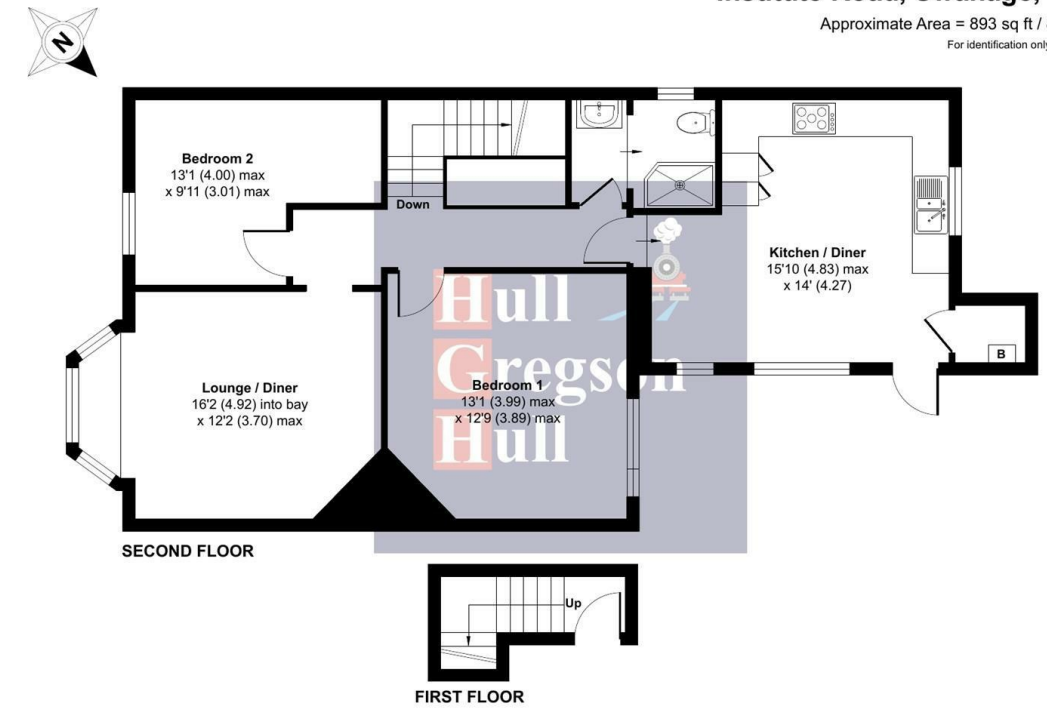
Separately, a modern fitted washroom with shower cubicle, fitted wash basin and cupboard and WC. pedestal wash basin.

With no forward chain, this WELL PRESENTED flat is ready for you to make it your own.

# Institute Road, Swanage, BH19

Approximate Area = 893 sq ft / 82.9 sq m

For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1255639

## Kitchen/Dining Room
15'8" x 13'9" (4.8m x 4.2m)

## Main Bedroom
13'1" x 12'9" (4m x 3.9m)

## Bedroom 2
13'1" x 9'10" (4m x 3m)

## Lounge
13'1" x 12'1" (4m x 3.7m)

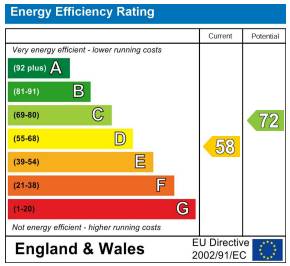
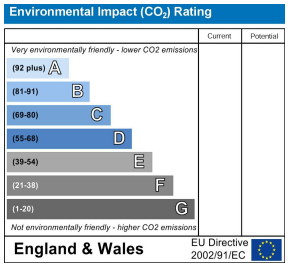
## Shower Room & WC

## 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: Second (Top) Floor Flat.
Tenure: 125 year Lease from June 2015 with a peppercorn ground rent. Maintenance is on an 'as and when' arrangement. Long term and holiday lets are permitted.
Property construction: Standard construction, conversion :
EPC: D Council Tax: Band B

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. https://checker.ofcom.org.uk/

## Disclaimer

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