

**Cornwall Road**  
Swanage, BH19 1EU



**Offers In Excess Of  
£190,000 Leasehold**





## Cornwall Road

Swanage, BH19 1EU

- One Bedroom Maisonette
- Near Town Centre and Beach
- First and Second Floors
- Smart and Spacious Accommodation
- Modern Kitchen and Bathroom
- Well Presented Throughout
- Private Entrance
- Long Lease
- Opportunity for First Time Buyers
- Must be Seen to Appreciate



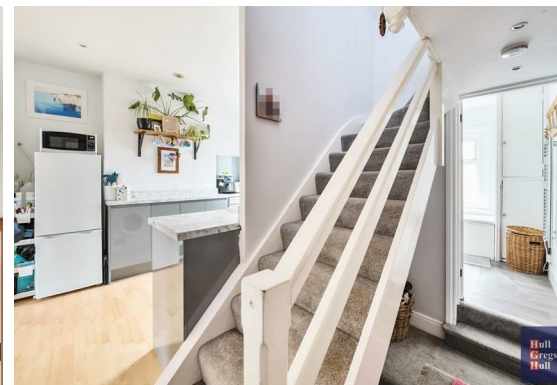


**\*\* 3D WALKTHROUGH TOUR \*\***

**A ONE BEDROOM, MODERNISED MAISONETTE** situated in the **TOWN CENTRE** on a quiet cul-de-sac a **SHORT DISTANCE FROM ALL AMENITIES**, the **SEA FRONT** and **LOCAL ATTRACTIONS**.

This former Edwardian town house was divided into two self-contained properties and this charming maisonette has an entrance on the ground floor with cloaks space and stairs rising to the accommodation on the first and second floors.

The first-floor landing divides with steps on the left to the modern



bathroom with white suite of combination WC and vanity unit with inset basin, 'P' shaped bath with tiled walls, rainfall shower head and hand-held attachment, built-in airing cupboard and heated ladder towel rail. To the right an open landing leads to stairs ascending to the top floor and an opening leads directly into the amalgamated kitchen/lounge area.

The kitchen area provides: a sleek range of modern base units comprising cupboards and drawers with complementary worktops; inset sink and drainer, ceramic hob with splash back and electric under oven; space for washing machine and upright fridge/freezer.

Wood laminate flooring continues from the kitchen through to the good-sized lounge area which has a feature chimney breast with hearth and space for a dining table and chairs. The charming outlook is to the quiet street below and opposite to a row of attractive Edwardian houses, typical of this area.

The staircase turns and rises up to the roomy, top floor double bedroom overlooking the street scene below. Sloping ceilings attractively frame the room and extra illumination is via roof light. With ample space for freestanding furniture, a door to the eaves provides additional storage space.

This lovely maisonette is **IDEALLY LOCATED** and will appeal particularly to **FIRST TIME BUYERS** or those seeking a bolthole in the town centre.

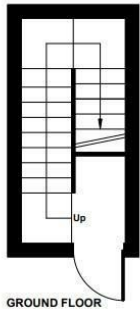


# Cornwall Road, Swanage, BH19

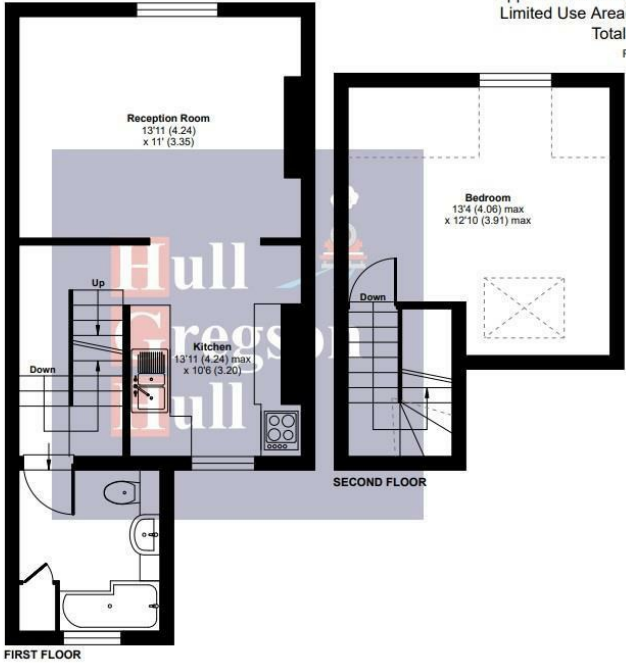
Approximate Area = 583 sq ft / 54.1 sq m  
Limited Use Area(s) = 40 sq ft / 3.7 sq m  
Total = 623 sq ft / 57.8 sq m  
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



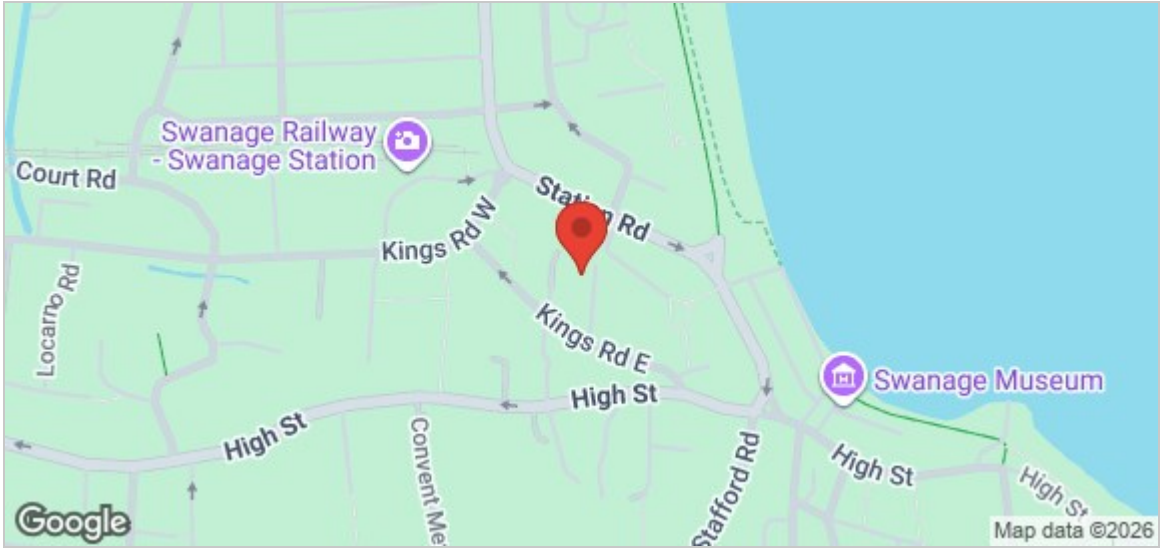
FIRST FLOOR

SECOND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1203582



## ROOM MEASUREMENTS

### Kitchen

13'10" max x 10'5" (4.24 max x 3.20)

### Lounge/Dining Room

13'10" x 10'11" (4.24 x 3.35)

### Bathroom

### Bedroom

13'3" x 12'9" (4.06 x 3.91)

### 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: First and Second Floor Maisonette

Tenure: Leasehold: Lease with 143 years remaining. Ground rent £180 p.a. Maintenance 50% of any charges on an 'as and when' basis.

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Independent Electric 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	
70	37
England & Wales	
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	