



OLIVER MILES

Chartered Surveyors - Estate Agents

Cluny Crescent £395,000

Spacious Apartment on 2 Floors Just Off Town Centre with
Panoramic Views over Bay and Beyond. Parking Space



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Cluny Crescent, Swanage, BH19 2BS

- 3 Bedroom Apartment
- Very Spacious Accommodation
- uPVC Double Glazing, Gas Central Heating

- Stunning Sea & Hill Views
- Parking Space
- No Forward Chain

LOCATION & DESCRIPTION

A very spacious 3 bedroom flat converted from a Victorian terraced property. Situated in an elevated position just off the town centre, it enjoys stunning views over the bay to the Pier, Ballard Down, Dorset & Hants coastline and the Isle of Wight which must be seen to appreciate.

The property has local Purbeck stone and brick elevations under a clay tiled roof and has the benefit of gas-fired central heating, uPVC double glazing and allocated parking space.

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Communal hall and stairs to first floor.

FIRST FLOOR

Hall and stairs to second floor.

SECOND FLOOR

Landing, stairs to top floor.

LIVING ROOM/KITCHEN (E) 6.3 X 4.2 PLUS BAY

6.3m x 4.2m plus bay (20' 8" x 13' 9")

Fireplace in marble surround.

Kitchen area:

Modern worktops including central island bar. Range of fitted cupboards, drawers, stainless steel 1.5 bowl sink unit, integral dishwasher, electric hob and under oven with filtration hood over.

BEDROOM 2 (W)

3.8m x 2.8m excluding wardrobe (12' 6" x 9' 2")

Fitted wardrobe.

EN SUITE SHOWER

Cubicle with mains shower, hand wash basin, WC. Fully tiled walls and floor.

TOP FLOOR

(Sloping ceilings)

LANDING

Store cupboard. Cupboard housing gas-fired combination boiler serving heating radiators and hot water. Hatch to loft.

BEDROOM 1 (E)

5.5m into bay x 4.2m plus recess (18' x 13' 9")

BEDROOM 3 (W)

3.5m x 3m plus bay (11' 6" x 9' 10")

FAMILY BATHROOM (E)

Corner bath, pedestal basin, WC, tiled walls and floor.

OUTSIDE

Parking space to the front of the property.

SERVICES

All main services connected.

TENURE

Leasehold – 199 year lease from 2005, ground rent currently £150 per annum. Maintenance on an as and when basis. Long lets permitted and pets with consent.

COUNCIL TAX

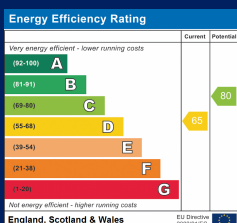
Band 'D' £2442.95 payable 2023/24

VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk



TOTAL FLOOR AREA: 1052 sq. ft. (94.1 sq. m.) approx.
We have every effort been made to ensure the accuracy of the floorplan contained here. Measurements of ground, kitchen, stairs and bay areas are approximate and not necessarily to scale for the only purpose of providing a guide. The services, systems and appliances shown here are not tested and no guarantee is given regarding their condition or operation. Measurements are taken to the best of our knowledge and belief.



You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

