



# OLIVER MILES

Chartered Surveyors - Estate Agents

## Gilbert Road PRICE GUIDE £500,000

Spacious South Facing Penthouse in Central and Level Position with Lift Access and Views to Purbeck Hills



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- Modern Penthouse
- Central and Level Location
- Allocated Parking, Communal Garden

- 2/3 Bedrooms (1 En Suite)
- Views to Purbeck Hills, Sea Glimpse
- No Forward Chain

#### LOCATION & DESCRIPTION

This Penthouse comprises the entire top floor of a block of 7 flats built in 2010/11 situated in a central and level location approximately 175metres from the town centre and seafront, health clinic and bus terminal. It enjoys southerly views over the private steam railway and town and, from the rear, views to the Purbeck Hills with some sea glimpses.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, charmingly surrounded by the Purbeck Hills. It has a safe, sandy beach, and is an interesting mixture of period stone cottages and more modern properties. It also boasts an historic steam railway. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham, which has main line rail link to London Waterloo (approx. 2.5 hours), is some 10 miles distant with the large towns of Poole and Bournemouth being within reach via the Sandbanks ferry, 6 miles distant.

Selby House has brick elevations with stone quoins and dressings under a pitched roof covered with slates. Flat 7 has lift access. Rooms are spacious with ample storage and the specification includes gas-fired central heating, double glazing, entry phone system and the fitted carpets and blinds are included in the purchase.

#### ACCOMMODATION

(all measurements approximate)

#### THIRD FLOOR

Lift and stairs to ground floor.

#### ENTRANCE HALL

2 entrance doors, entry phone handset, airing cupboard, built-in store cupboard, built-in cloaks cupboard.

#### LOUNGE (S & W)

4.7m x 4.7m (15' 5" x 15' 5")

#### KITCHEN/BREAKFAST ROOM (N)

4.5m x 3.9m (14' 9" x 12' 10")

Range of fitted timber worktops with peninsular breakfast bar, cupboards and drawers, 1.5 bowl composite sink unit with mixer tap over, store cupboard. 5 ring gas range with double electric oven, integral fridge/freezer, washing machine, wine cooler and microwave oven. Gas-fired boiler serving radiators

and hot water, extractor fan. Tiled floor.

#### DINING ROOM/BEDROOM 3 (N & W)

3.3m x 3.1m (10' 10" x 10' 2")

Built-in wardrobe.

#### MASTER BEDROOM (S & E)

4.7m x 4.1m (15' 5" x 13' 5")

Built-in wardrobe.

#### EN SUITE SHOWER ROOM (E)

Tied walls and floor. Large shower cubicle with over head shower, washbasin with cupboard under, WC, heated ladder towel rail and extractor fan.

#### BEDROOM 2 (N & E)

4m x 3.5m (13' x 11' 6")

Built in wardrobe.

#### FAMILY BATHROOM (W)

Tiled floor and walls, panelled bath with mixer tap and hand shower attachment, washbasin with cupboard under, heated ladder towel rail.

#### OUTSIDE

Communal garden to the front of the building which is lawned with flower borders and shrubs. Allocated car parking space to the rear approached by a service lane.

#### SERVICES

All main services.

#### TENURE

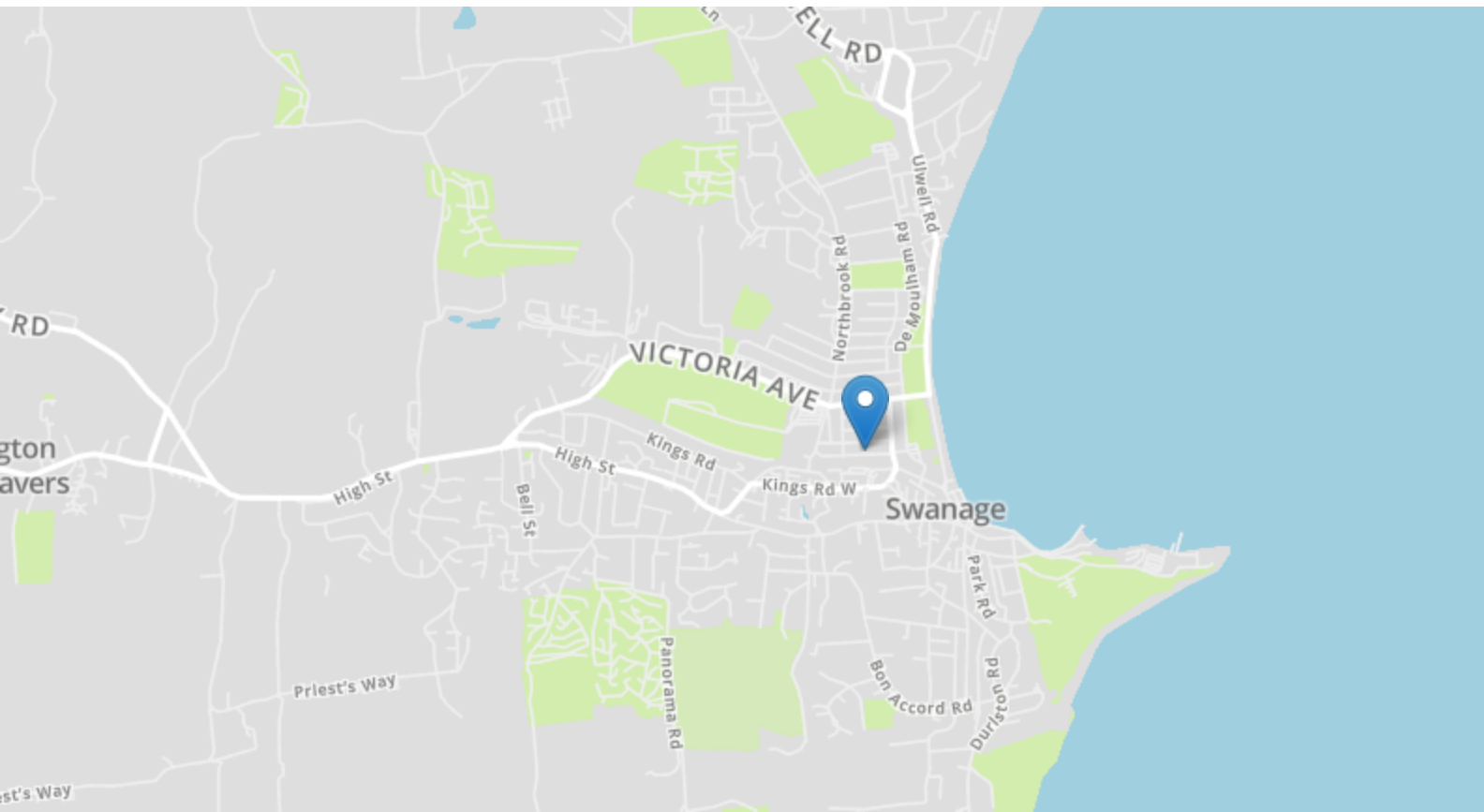
Share of Freehold. 125 year lease from 2011. Current maintenance is £1,300 per annum and the block is managed by the residents. Long lets are permitted but no holiday lets. Pets are not allowed.

#### COUNCIL TAX

Band 'E' £2871.84 payable 2022/23

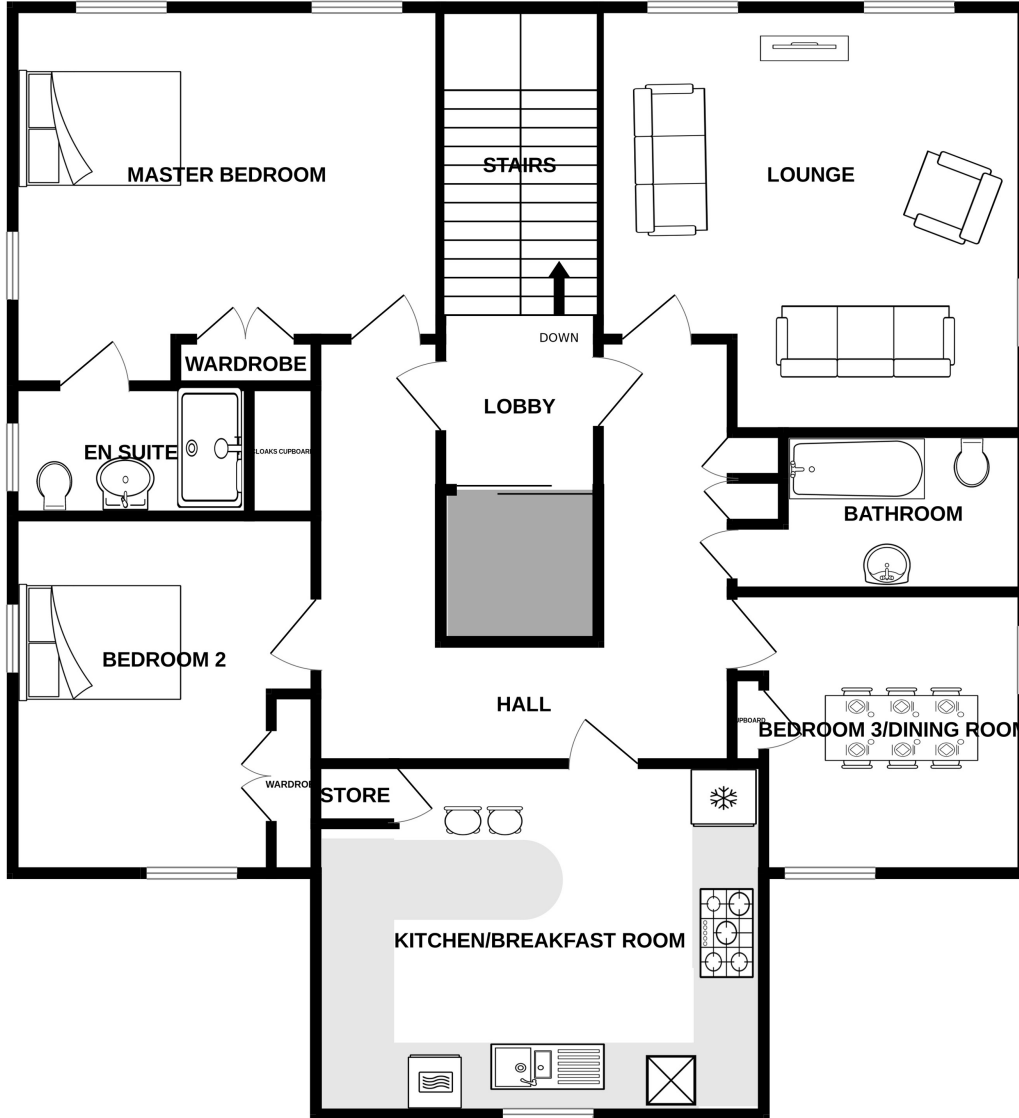
#### VIEWING

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



# THIRD FLOOR PENTHOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

