



OLIVER MILES

Chartered Surveyors - Estate Agents

Queens Road £205,000

Elevated Position with Good Sea Views. Private, South Facing Garden



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Queens Road, Swanage, BH19 2ER

- Ground Floor Flat
- South Facing Garden
- Parking

- Good Sea Views
- 2 Reception/1 Bedroom

LOCATION & DESCRIPTION

This ground floor flat is situated in an elevated position approximately 500m from Swanage town centre. From the lounge there are good views over the town to Swanage Bay, Ballard Down and beyond.

The property has brick elevations with stone quoins and dressings under a slate roof. It has the benefit of its own private entrance. The specification includes gas fired central heating and some uPVC double glazed windows.

ACCOMMODATION

(all measurements approximate)

ENTRANCE HALL (E)

LOUNGE (E)

4.4m x 3.7m (14' 5" x 12' 2")

Fitted coal effect gas fire. Folding doors to

DINING ROOM

3.4m x 2.0m (11' 2" x 6' 7")

KITCHEN (E)

'L' shaped 3.5 x 2.4m (11' 6" x 7' 10") overall measurements.

Range of modern worktops, cupboards and drawers. Electric under oven and ceramic hob. Gas fired boiler (new in January 2019) serving radiators and hot water.

REAR LOBBY (S)

uPVC double glazed window. Door to rear garden.

BEDROOM 1 (S)

4.1m x 2.1m (13' 5" x 6' 11")

uPVC double glazed window. Fitted shelving.

BATHROOM (S)

White suite comprising panelled bath with electric shower over, pedestal basin, WC. uPVC double glazed window.

OUTSIDE

Small Front Garden and private enclosed south facing Rear Garden, hard standing for shed. Side garden. Gravelled side driveway for Parking.

TENURE

Leasehold. Extension to Lease upon completion, term tbc. Ground rent £25 per annum. Maintenance 1/3 of costs on an 'as and when' basis. Lettings permitted and pets by permission.

SERVICES

All mains services connected.

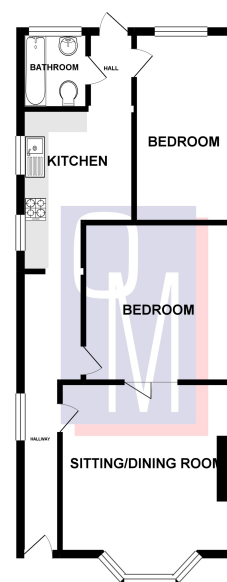
COUNCIL TAX

Band 'B' £1,900.08 payable 20123/24

VIEWING

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

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and any other items are approximate and do not necessarily correspond to any other information or measurement. The plan is for guidance purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown may not be installed or their operation is not guaranteed or intended to be guaranteed. Made with Mapbox (2021)

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.

