



# OLIVER MILES

Chartered Surveyors - Estate Agents

## Purbeck Heights £469,950

State of the Art Apartment with Stunning Views in Quiet Location.  
Must Be Viewed to Appreciate. No Forward Chain



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- Spacious Top Floor Apartment, Lift Access
- Ultra Modern Specification
- Infra Red Remote Controlled Heating

- 2 Double Bedrooms
- Balcony
- Large Garage and Communal Gardens

## LOCATION & DESCRIPTION

Purbeck Heights is situated in a quiet residential crescent at Durlston enjoying a South aspect and stunning views over Durlston Bay, the English Channel and the Isle of Wight, to woodland and Durlston Castle. Swanage town centre is approximately ½ mile distant and clifftop walks and the Durlston Country Park are within a short walk.

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.

Purbeck Heights comprises a development of 18 apartments in 2 blocks and Flat 19 is one of 8 located in block 'B'. It offers very spacious accommodation and has recently been completely refurbished with a state of the art specification of fittings and finishes and only an internal inspection will reveal the quality of the flat. Specification includes Jigsaw infra red panels for which each room can be controlled remotely by a smartphone app. Curtains, blinds and floor coverings are included in the purchase price and furniture by separate negotiation. Access is by an entryphone system and lift.

## ACCOMMODATION

(all measurements approximate)

### ENTRANCE HALL

Entryphone handset. Full height storage area with sliding mirrored doors. Built-in broom cupboard housing hot water cylinder with fitted immersion heater and 'Vulcan' electronic water softener.

### LOUNGE (S)

5m x 3.8m (16' 5" x 12' 6")

Patio door to superb full width south facing balcony.

## KITCHEN/DINER (S & E)

4.1m x 3.5m (13' 5" x 11' 6")

Fine range of worktops, cupboards and drawers, 1.5 bowl sink unit. Integral appliances include fridge/freezer, dual electric cooker, microwave oven, washing machine/dryer, dishwasher, induction hood with filtration hood over, wine cooler. Electric blinds.

### BEDROOM 1 (N)

4m x 3.4m (13' x 11' 2")

### BEDROOM 2 (E)

3.8m x 3.8m (12' 6" x 12' 6")

Superb sea views.

### SHOWER ROOM (E)

Double width walk-in shower. Wash basin with cupboard under, WC. Heated ladder towel rail. Fully tiled walls.

### SEPARATE WC (E)

Part tiled walls. WC and wash hand basin.

## OUTSIDE

Balcony with composite decking, 2 external power points, infra-red heater and electrically operated sun canopy. Garage 7.4m x 2.4m with 'My Parker' remote controlled retractable platform enabling to be parked on a platform from outside and then returning to the garage. Well tended Communal Gardens overlooking Durlston Bay.

## SERVICES

Mains water, drainage and electricity.

## TENURE

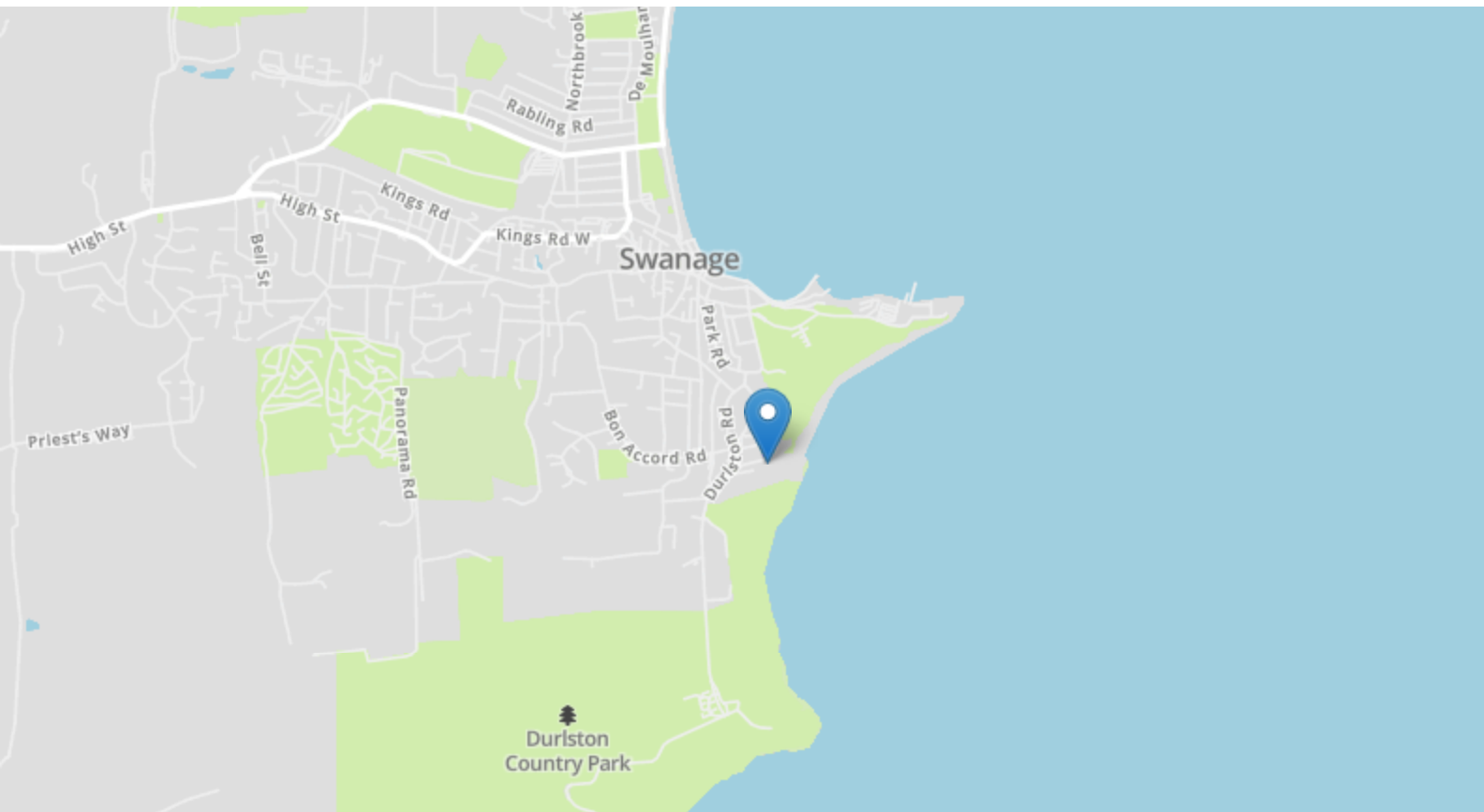
Shared freehold - 999 year lease. Maintenance currently £2016 per annum. Long term lets allowed and pets by permission.

## COUNCIL TAX

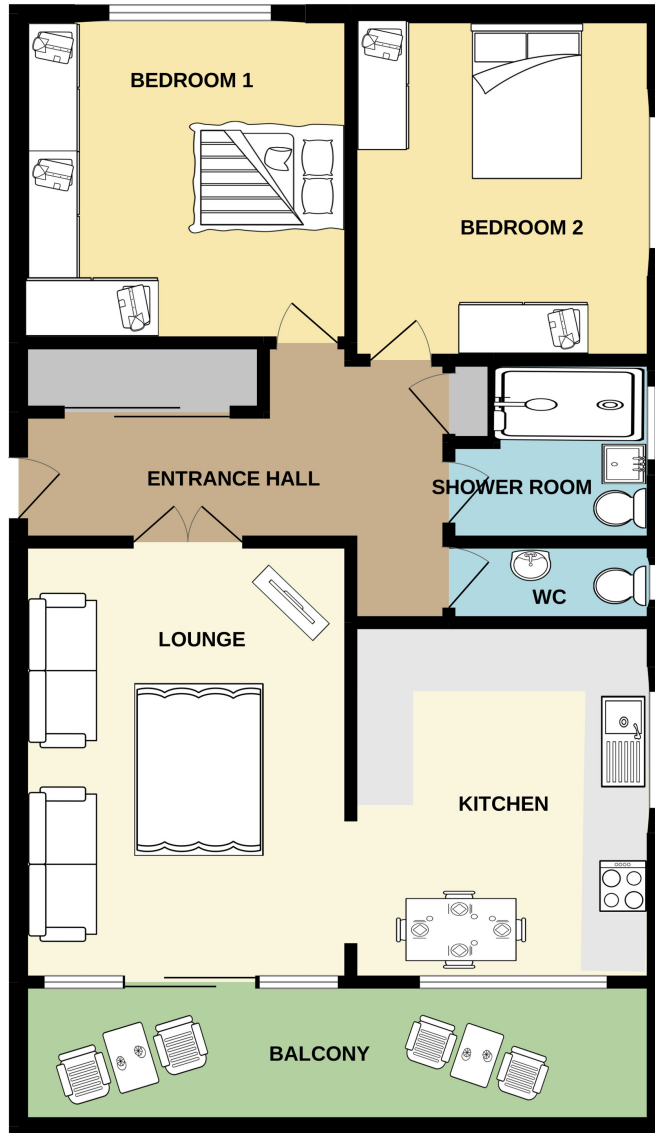
Band 'D' £2349.69 payable 2022/23.

## VIEWING

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



GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.  
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>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	55	
(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.

