

OLIVER MILES

Chartered Surveyors - Estate Agents

Station Road £249,950

Modern Flat with Balcony and Sea Views. All lets Permitted, No Forward Chain



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: sales@olivermiles.co.uk

Tel: 01929 426655

Web: www.olivermiles.co.uk



Station Road, Swanage, BH19 1AB

- 2 Bedrooms
- South Facing Balcony
- Ideal Investment - Holiday Lets Permitted

- Purpose Built to High Specification
- Views to the Sea and Ballard Down
- No Forward Chain

LOCATION & DESCRIPTION

This modern top floor flat is located in Swanage town centre close to the main beach, steam railway and all amenities and it has been successfully holiday let for the previous 2 years. It has 2 bedrooms, one with South facing balcony with views over the town to countryside, and from the living area views to the bay and Purbeck Hills. It has the benefit of a video entry system and electric heating.

'Sandcastles' was constructed in around 2013 and comprises 12 flats over 3 floors with retail outlet beneath. There is a lift serving all floors and a communal laundry room

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Communal entrance with entryphone system. Lift and Stairs to all floors. Communal laundry area.

THIRD FLOOR

ENTRANCE HALLWAY

Entryphone handset and thermostat control. Store cupboard.

KITCHEN/DINER/LOUNGE

4.7m x 4.3m (15' 5" x 14')

Range of cupboards, drawers and worktops with inset stainless steel sink with mixer tap. Integral appliances include 4 ring electric hob with fan oven and grill under, extractor hood over, fridge with freezer compartment and dishwasher.

BEDROOM 1 (S)

Fitted wardrobe. Door to private balcony.

BEDROOM 2

2.0m x 1.4m (6' 7" x 4' 7")

Velux window.

SHOWER ROOM

Shower cubicle with mains operated shower, tiled surround. Wash hand basin, WC, heated ladder towel rail. Extractor fan and Velux window.

OUTSIDE

South facing balcony. On the ground floor, communal bike store, rear courtyard (no parking – access only) and recycling area.

TENURE

Leasehold: We understand the lease is 199 years from 2019 with a ground rent of £150 per annum. Maintenance charge is approximately £2000 p.a. including buildings insurance. Holiday lets and long term lets are permitted, pets are not.

SERVICES

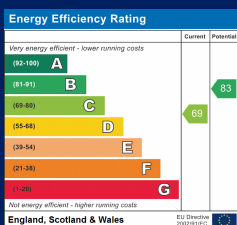
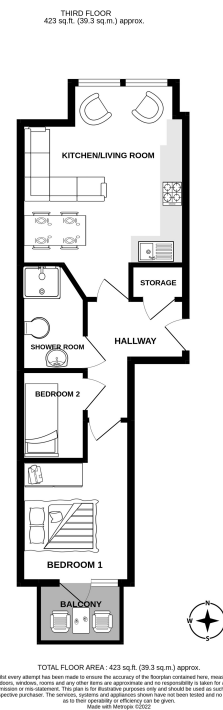
Mains water and electricity.

R.V.

Rateable Value: Currently £2,100 per annum, £0 payable 2022/23

VIEWING

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



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.

