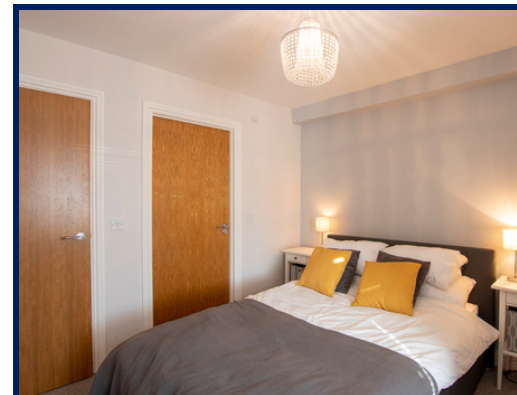


OLIVER MILES

Chartered Surveyors – Estate Agents

The Aspens £290,000

Well Presented with Own South Facing Garden and Allocated Parking. Easy Walk to Beach and Town. No Forward Chain



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: sales@olivermiles.co.uk

Tel: 01929 426655

Web: www.olivermiles.co.uk



The Aspens, Swanage, BH19 1PW

- Ground Floor Garden Flat
- 2 Bedrooms (1 En Suite)
- Gas C/H & uPVC Double Glazing

- Fitted Carpets and Blinds
- Allocated Parking Space
- Share of Freehold - Long Lease Remaining

LOCATION & DESCRIPTION

'The Aspens' is conveniently located in a level position, almost opposite King George playing fields and about 350m from the beach and 425m from the town centre. The block comprises 11 flats and has local Purbeck stone elevations and is well maintained.

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.

Flat 2 has the benefit of an entryphone system, gas fired heating with radiators, uPVC double glazing and the fitted carpets and blinds are included in the purchase price. A particular feature of this flat is the good-sized, south-facing paved garden.

ACCOMMODATION

(all measurements approximate)

ENTRANCE HALL

Entryphone handset.

LOUNGE/DINER/KITCHEN (S & E)

4.98m (min) x 4.25m (16' 4" min x 14')

Spacious dual aspect lounge/dining area with French doors to the garden.

Kitchen area with range of fitted worktops, cupboards and drawers, stainless steel sink unit. Integral appliances include gas hob with filtration canopy over, electric under oven, , washing machine/dryer, freezer, fridge and dishwasher. Gas boiler serving heating radiators and hot water.

BEDROOM 1 (E)

3.7m x 3.1m (12' 2" x 10' 2")

EN SUITE SHOWER ROOM

Tiled shower cubicle with mains shower, pedestal basin, WC and heated ladder towel rail. Automatic extractor fan.

BEDROOM 2 (S)

4.1m x 2.1m (13' 5" x 7')

BATHROOM

Panelled bath, WC, pedestal basin, heated ladder towel rail. Automatic extractor

OUTSIDE

Allocated Parking Space (No.2). Large enclosed and south-facing patio garden.

TENURE

Although technically held on a 999 lease, we are advised that this flat is one of 7 in the block that own a share of the freehold. There is, therefore, potential for dividend income if and when other lease extensions are requested. Maintenance approximately £1350 per annum, no ground rent payable. All lettings permitted, but pets only allowed with the written consent of the Management.

SERVICES

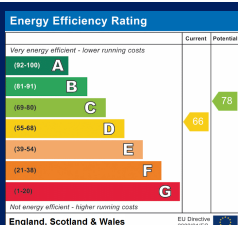
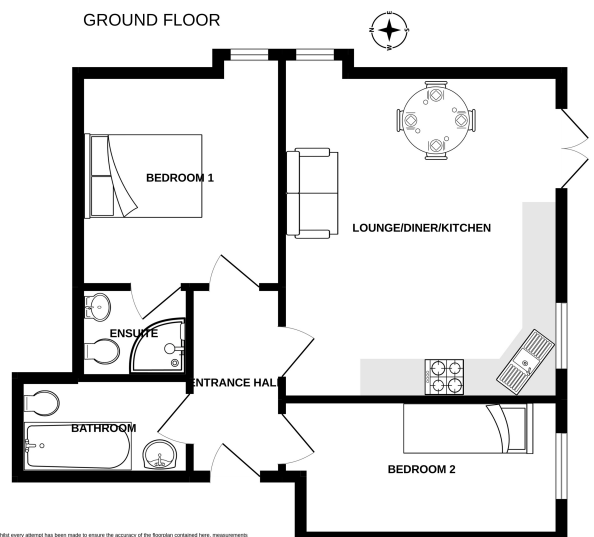
All main services

COUNCIL TAX

Band 'B' £1827.54 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.

