



OLIVER MILES

Chartered Surveyors - Estate Agents

Belle Vue Road £465,000

Quiet Location, South Facing and with Two Balconies. Lovely Sea View towards Durlston Bay.
Garage and Communal Gardens



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- 3 Bedrooms (1 En-Suite)
- First Floor with Lift and Stair Access
- Modern Electric Infra Red Heating & Double Glazing

- 2 Balconies, Sea and Countryside Views
- Large Garage & Visitors Parking
- Share of the Freehold

LOCATION & DESCRIPTION

Purbeck Heights is situated in a residential crescent in South Swanage and enjoys a southerly aspect towards Durlston Castle. It comprises 2 blocks of flats with Swanage town centre and beach approximately 1/2 mile to the north and the renowned Jurassic Coast and Durlston Country Park within walking distance.

Flat 12 is located in block B which comprises 8 flats. It is exceptionally spacious with a floor area of approximately 123sq m (1323sq ft). From the large balcony off the lounge there are views to both Durlston Bay as far as the Isle of Wight, the Country Park and countryside to the south. It has the benefit of a large garage, lift and stair access, double glazed window, and recently installed (2021) energy efficient, infra red heating panels. Flat owners have a share in the Freehold of the property which has an active management company (Purbeck Heights (Management) Ltd). There are pleasant communal gardens from which to enjoy the extensive views to the sea and countryside.

NB: Water penetration to the lounge/dining areas is to be surveyed and remedied from management funds.

Only an inspection will reveal the exceptional space and views offered by this flat.

ACCOMMODATION

(all measurements approximate)

ENTRANCE HALL

Entry phone handset. Built in cupboard. Airing cupboard with Ariston hot water cylinder and immersion heater.

LOUNGE (S)

6.2m x 3.9m (20' 4" x 12' 10")

Feature Purbeck stone fireplace with marble hearth and mantel. Patio doors to large balcony with sea views towards the Isle of Wight and countryside.

KITCHEN/DINING ROOM (S & W)

Kitchen area

3.5m x 2.8m (11' 5" x 9' 2") Range of fitted worktops, cupboards, drawers and sink unit. Integral appliances include electric hob, electric eye level double oven. Plumbing for dishwasher and washing machine, space for fridge freezer.

Dining area

3.5m x 3.3m (11' 5" x 10' 9")

BEDROOM 1 (S)

4.9m x 3.9m (16' x 12' 10") overall measurements.

Patio door to Balcony. Fitted wardrobes and built in cupboard.

EN-SUITE BATHROOM

Fully tiled walls and floor. Panelled bath with independent mains shower over, wc and wash basin with side worktops and cupboards under. Heated ladder towel rail and automatic extractor fan.

BEDROOM 2 (N)

4.2m x 3.1m (13' 9" x 10' 2")

Fitted wardrobe and dresser unit.

BEDROOM 3/STUDY (N)

3.5m x 2.4m (11' 6" x 7' 10")

Built in wardrobe. Shelved cupboard.

FAMILY SHOWER ROOM (W)

Fully tiled walls and floor. Corner shower cubicle with mains operated shower, hand wash basin with cupboards under, WC.

OUTSIDE

Garage no. 12, 7.4m x 2.5m (24' 3" x 8' 2") internal measurements with fitted cupboards, light and power. Communal Store Room and Visitor's Parking. Communal Gardens overlooking Durlston Bay

SERVICES

Main water drainage and electricity

TENURE

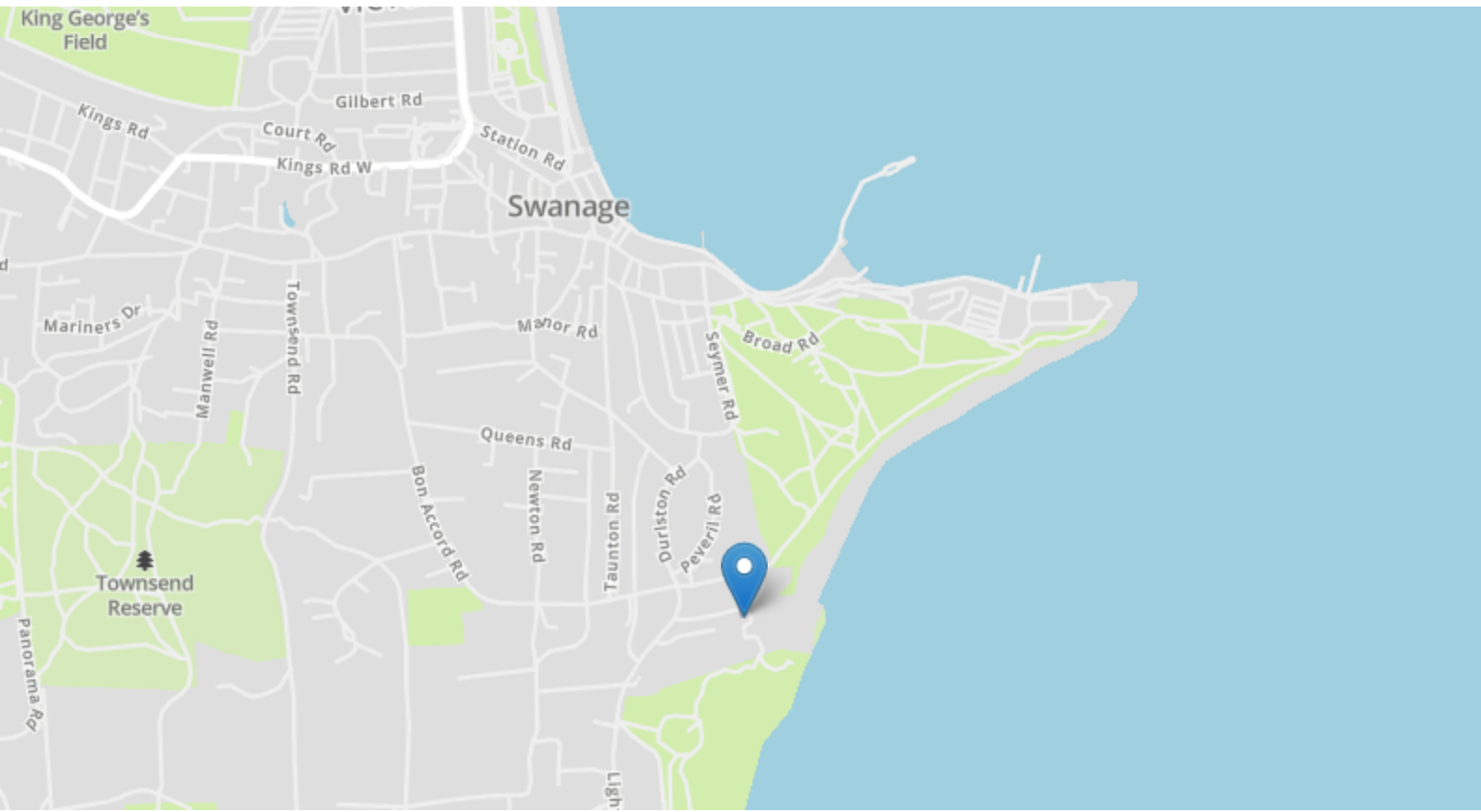
999 year lease from 2010 with residents having a Share of the Freehold. Maintenance approximately £2100pa ? Long term lets permitted but no holiday lets. Pets allowed with management permission.

COUNCIL TAX

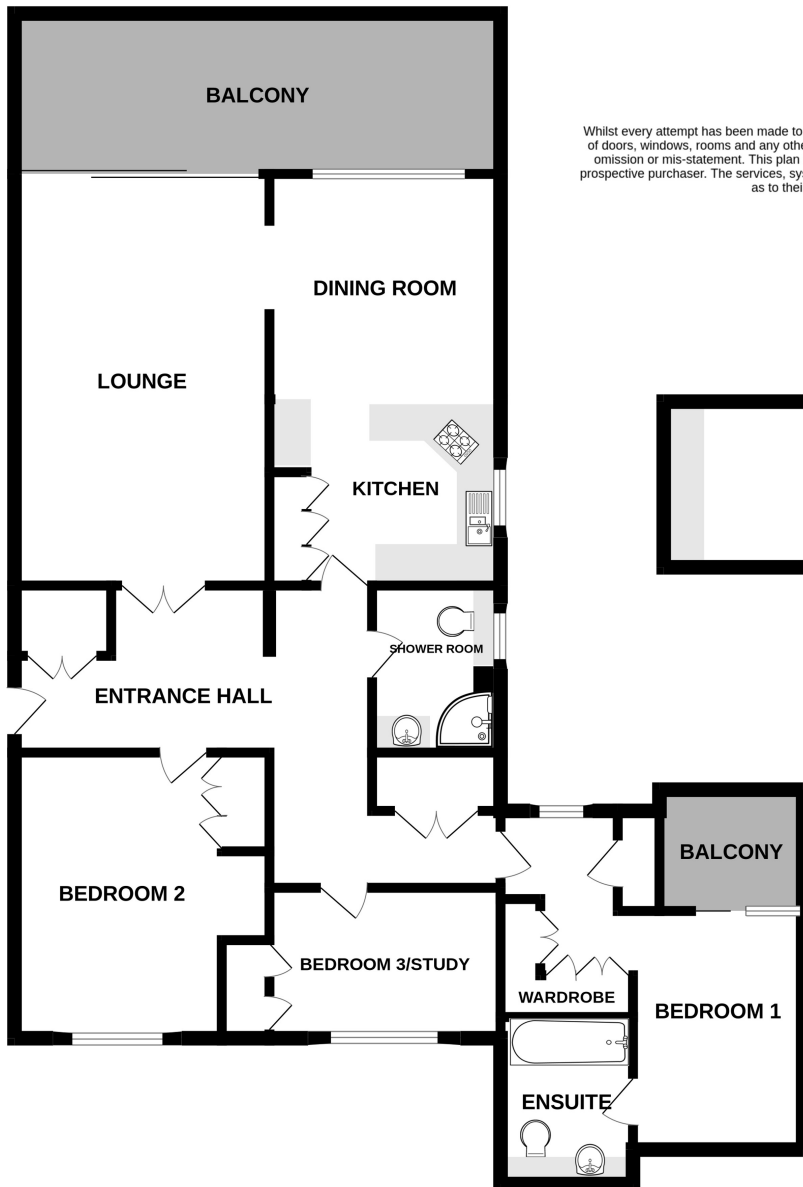
Band 'D' £2,442.95 payable 2023/24

VIEWING

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



1ST FLOOR



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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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
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.

