



Rocquaine Court

Ilminster Road

Swanage. BH19 1DZ

**BEAUTIFULLY PRESENTED 2 BEDROOM TOP FLOOR  
APARTMENT WITHIN A SHORT FLAT WALK OF THE  
TOWN CENTRE & BEACH**

**£345,000**

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EPC: TBC



Rocquaine Court is a purpose built apartment building, attractively built of brick with Purbeck stone under a tiled roof. Located in a quiet road within a five minute walk of the town centre and seafront, the property is ideally located with the added bonus of visitor parking and garage.

A secure communal front door opens into inner hallway providing access to stairs to all floors and lift to floors 1 & 2.

The Front Door to Apartment 11 opens into an inner Hallway from which all rooms are accessed. The Lounge/Dining Room is bright and spacious with lovely bay window, there is ample space for comfortable seating, dining table and chairs. The Kitchen leads off from the Lounge and has a stylish design with good selection of wall and base storage units with matching splash back and counter top incorporating built in breakfast bar, inset with a sink featuring a Franke style hot & cold mixer tap, five burner gas hob with integral electric oven under and extractor canopy over. Services are in place for an under counter washing machine and free standing fridge/freezer.



Both Bedrooms are light and spacious doubles, beautifully presented comfortable rooms with both having built in wardrobes and storage. The Bathroom is fully tiled and comprises of bath with overhead shower and screen, wash basin with vanity unit under and heated towel rail. A separate Cloakroom is immediately next door with concealed flush w.c. and wash basin with small vanity under. There is also a handy storage cupboard in the hallway.

Outside- Garage - Visitor Parking - Bin Storage - Communal Drying Space

Tenure- Share of Freehold

Maintenance Charges- £1350.00 per annum

AST Lets allowed



Viewing by appointment through sole agents:

**Albury & Hall (Swanage) Ltd, 24 Station Road, Swanage. BH19 1AF**

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