



Gilbert Road

Swanage

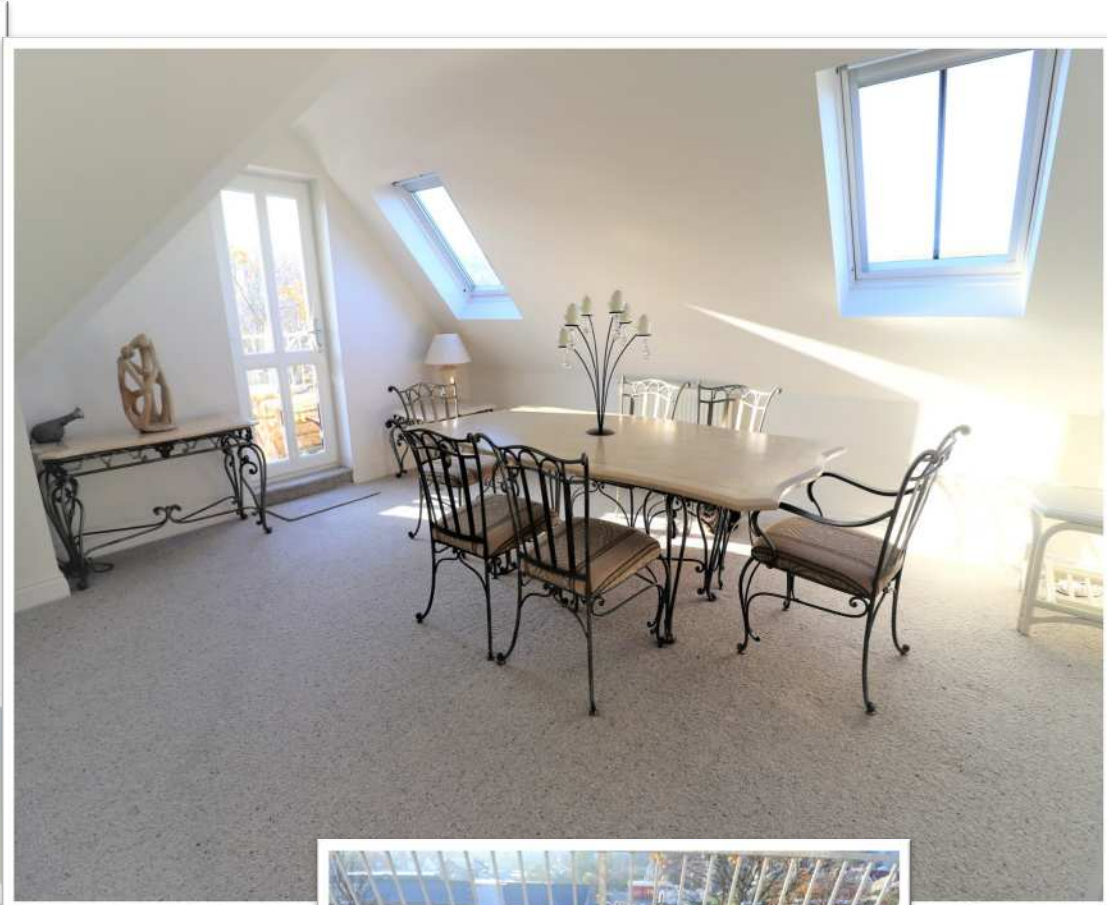
BH19 1DY

**IMMACULATE 2 BEDROOM SECOND FLOOR PENTHOUSE
APARTMENT WITH LIFT ACCESS & PRIVATE PARKING WITHIN A
SHORT, FLAT WALK OF THE TOWN CENTRE & BEACH –
OVERLOOKING THE HISTORIC STEAM RAILWAY**

Guide Price £525,000

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Haycrafts House is an attractive Purbeck Stone building containing eight 2 bedroom apartments. Constructed within the last 10 years, this property benefits from a prime position along Gilbert Road overlooking the Historic Swanage Steam Railway embankment and being a five minute' walk to the town centre and sandy beach. With both stair and lift access to all floors, private allocated off road parking, communal garden and great location, these apartments are highly sought after.

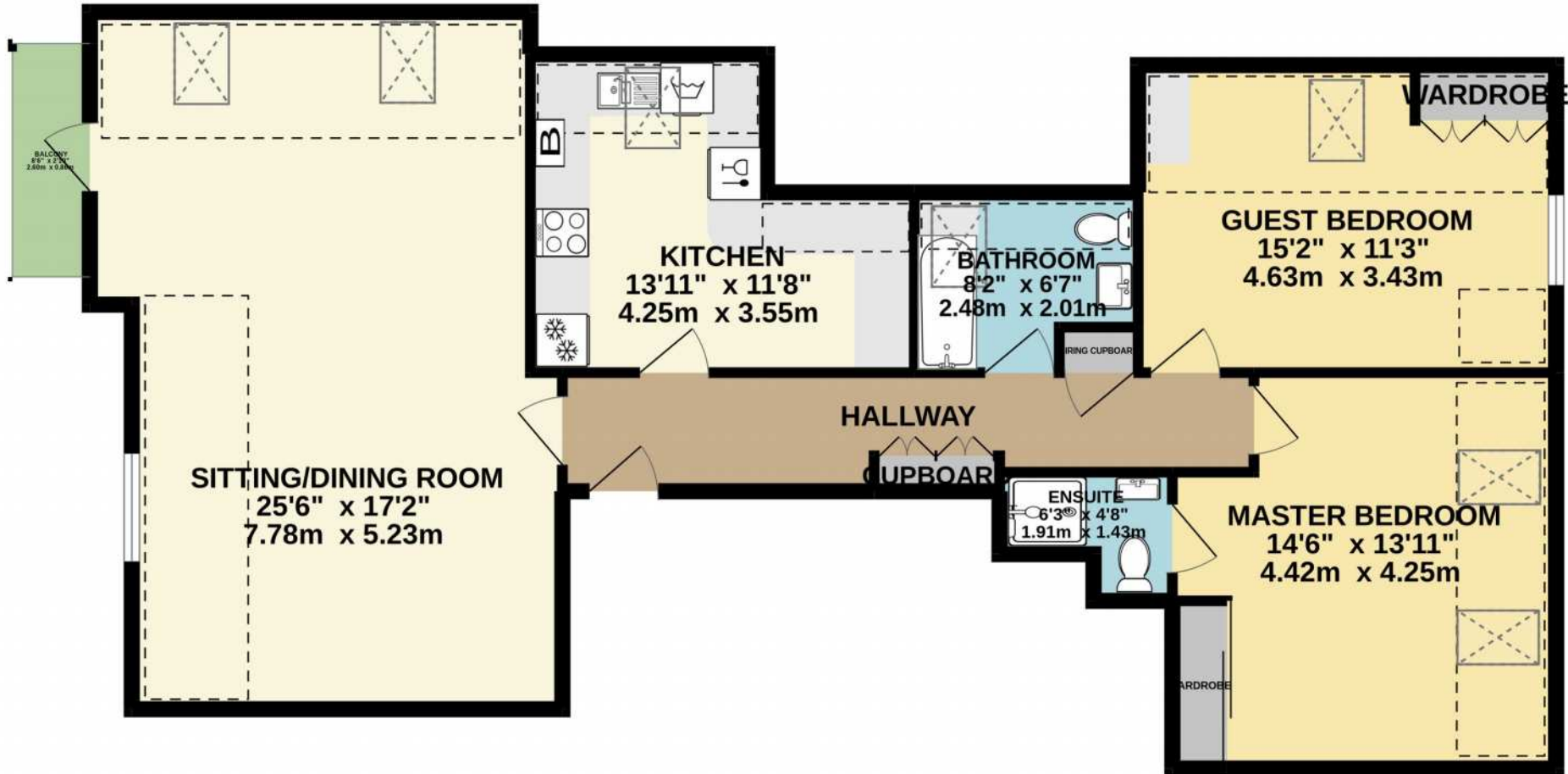
The secure front door to the building opens into the communal hallway with access to stairs and lift. The Penthouse front door opens into the inner Hallway from which all rooms are accessed. The Sitting/ Dining room is a spacious open plan room expanding the width of the apartment, being south facing the whole space is light and bright with great natural light from window, balcony patio door and two west facing Velux roof lights. There is ample space for lounge furniture, comfortable seating, large dining table and chairs. The patio door opens onto a sunny balcony ideal for al fresco dining and peaceful relaxation overlooking the railway activity.

Along the hallway is the 'L' shaped Kitchen, beautifully designed with a stylish range of gloss wall and base storage units, topped with quartz worktop providing generous preparation surfaces inset with sink and induction hob with integral oven under and extractor hood over. There is also an integral dishwasher, fridge/freezer, combi oven/ microwave, and washer drier.



GROUND FLOOR

1077 sq.ft. (100.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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.



The Master Bedroom is light and airy with two Velux roof lights pouring natural light into the room. There is a built in double fronted wardrobe and fully tiled En Suite Shower Room comprising a walk in shower, wash basin with vanity unit under, and w.c. The Guest Bedroom is a lovely and bright double room with built in wardrobe/storage. The fully tiled Family Bathroom comprises a bath with overhead shower and screen, wash basin with vanity unit under, w.c., heated towel rail and natural light provided by a Velux roof light.

The airing cupboard is located in the hallway outside the bathroom with a large coats/storage cupboard midway along the hallway.



Outside – Beautifully maintained communal garden.
Private allocated parking for one vehicle per apartment.

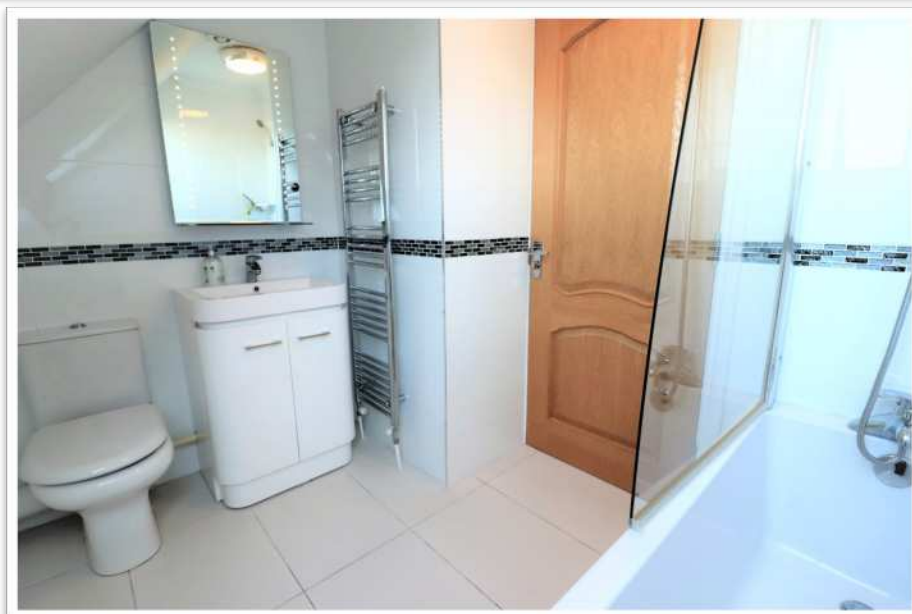
Gas Central Heating

Share of Freehold – (The Management Company is owned and run by the Freeholders)

AST Lets Permitted

Service Charge £1000 per annum (paid in twice yearly instalments of £500)

Pets by Agreement of Management Company





Viewing by appointment through sole agents:

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

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