



Gilbert Road

Swanage

BH19 1DU

WELL PRESENTED 1 BEDROOM FIRST FLOOR FLAT WITH PARKING  
CLOSE TO TOWN CENTRE & BEACH.

SHARE OF FREEHOLD. NO FORWARD CHAIN.

Guide Price £209,950

ALBURY  
& HALL

ALBURY  
& HALL  
FOR SALE  
01929 66 00 00  
alburyandhall.co.uk





The seaside town of Swanage is located on the eastern edge of the Isle of Purbeck, enjoying long sandy beaches, offering many sea activities, coastal walks along the Jurassic Coast, restaurants, cafés, shops, the Historic Swanage Steam Railway and many more family attractions. With easy road access to Sandbanks chain ferry connecting this Purbeck peninsula to Poole Harbour, Sandbanks and Bournemouth.

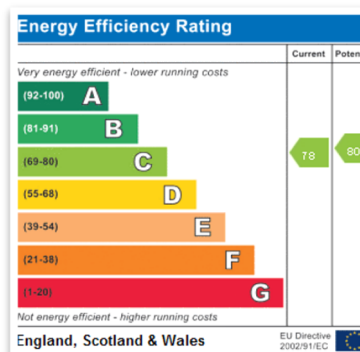
This property benefits from a prime position along Gilbert Road overlooking the Historic Swanage Steam Railway embankment and being a five minute' walk to the town centre and sandy beach.

Entered via a communal door with stairs leading to the first floor. The door to the flat leads into a small entrance hall giving access to all rooms. The open plan living area is a generous size room with high ceilings and bay window looking out onto the Steam Railway. The kitchen area has matching cupboards at base & eye level, with free-standing cooker. Space is available for an upright fridge/freezer along with space and plumbing for a washing machine. The bedroom is a good size double room with dual aspect windows. The bathroom has a matching 3 piece suite comprising a bath with shower over, pedestal wash hand basin and wc. A door from the bathroom leads into a walk-in storage cupboard with small frosted window.

Outside, to the front are well-tended communal gardens with an allocated parking space in the car park to the rear.

The property is **Share of Freehold** with a service charge of £90 per month.

**AST Lets & Pets are permitted.**





Viewing by appointment through sole agents:

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

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

**ALBURY  
& HALL**

Registered in England & Wales Company No. 14528884 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.