



Victoria Avenue

Swanage

BH19 1AN

WELL PRESENTED 3 BEDROOM FIRST FLOOR APARTMENT WITH LIFT  
ACCESS & PARKING, WITHIN A SHORT FLAT WALK OF THE TOWN CENTRE  
& SWANAGE BAY

GUIDE PRICE £545,000

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Swanage is well known for being a family orientated seaside town, with the sandy beaches of Swanage Bay, Studland Bay and Shell Bay within a short walk or drive. The town has a diversity of shops, restaurants, cafes, public houses and attractions such as the Historic Swanage Steam Railway, The World Heritage Jurassic Coast and South West Coastal Path as well as all local amenities and schools.

The Mulberrys is an attractive building containing 8 Apartments, number 5 is located on the first floor and benefits from having a south facing, private balcony. On entering the apartment through the communal entrance there are both stairs and a lift to all floors.

The Front Door opens into a spacious Entrance Hall which provides access to all rooms. The open plan Living Room is a spacious and bright dual aspect room with east facing window, south facing bay window and west facing patio door to balcony. There is ample space for comfortable lounge seating, dining table and chairs providing a very sociable living space.









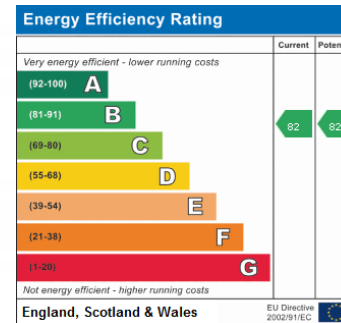
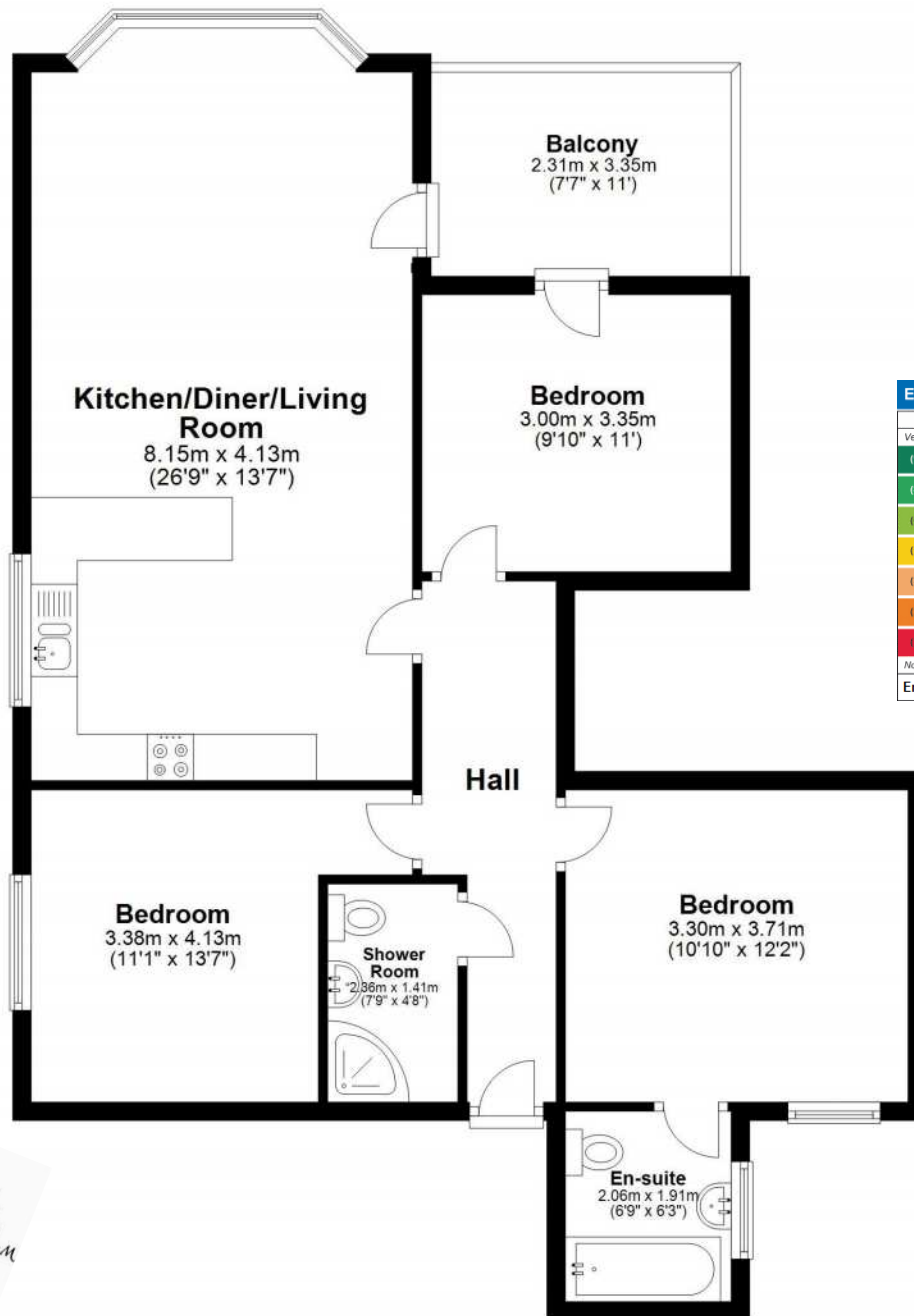
The Kitchen area is located to the rear of this room with a return of base storage units/breakfast bar separating the area, there is a good range of stylish base and wall units, inset with sink, gas hob with extractor fan over, integral eye level double oven, dishwasher, washing machine and full-size fridge/freezer. The central heating boiler is also contained within the tall cupboard.

Bedroom 1 is a large, double room with built in wardrobes and bedroom storage, also benefitting from an En Suite Bathroom having a bath with hand held shower, wash basin, w.c. and heated towel rail. Bedroom 2 is another lovely double with built in wardrobes and storage. Bedroom 3 is located at the front of the apartment and has a south facing patio door which opens onto the balcony, another double sized room with space for wardrobes and storage. The Family Bathroom comprises corner walk in shower, wash basin, w.c. and heated towel rail.

Outside – There is private parking with allocated space along with a few visitor spaces. The private south facing balcony, accessed from both the Living Room or Bedroom 3 is a great entertaining area for al fresco dining or just to sit and relax in the sunshine.

# First Floor Apartment

Approx. 82.5 sq. metres (888.3 sq. feet)



This well maintained and tastefully decorated apartment is a perfect lock up and leave holiday home or indeed could be let on a long-term lease.

With its sought-after location a short walk to Swanage Bay and the town centre makes this apartment a highly desirable purchase.

## Services:

- ◆ Mains Electricity
- ◆ Mains Water
- ◆ Mains Drainage/Sewerage
- ◆ Mains Gas—Gas fired central heating - Boiler approx. 9 years old

## Tenure:

- ◆ Share of Freehold
- ◆ Annual Service Charge £2,400 reviewed twice a year
- ◆ AST Lets permitted
- ◆ Holiday Lets permitted
- ◆ Pets permitted by agreement

Total area: approx. 82.5 sq. metres (888.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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

Plan produced using PlanUp.





Viewing by appointment through sole agents:

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

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