



Kings Road East
SWANAGE
BH19 1ER

2 Bedroom, Ground Floor Flat with pretty cottage-style private garden in fantastic position along sought-after residential street – flat walk to town centre & beaches.

£285,000

**ALBURY
& HALL**

WELL-POSITIONED GROUND FLOOR APARTMENT WITH EASY WALK TO THE HEART OF SWANAGE TOWN — IDYLIC ONE-OFF PRIMARY RESIDENCE OR SECOND HOME RETREAT.



SET IN THE HEART OF SWANAGE
TOWN

Located within the sought-after residential road of Kings Road East—a short and flat walk from Swanage high street plus the sandy beaches—sits this peaceful, 2 bedroom ground floor flat. With a pretty and private cottage-style garden, traditional Kitchen– Dining plus separate Living Room. Parking can be readily found along the street.

LEASEHOLD - 999 YEAR LEASE

LONG LETS (AST) & HOLIDAY LETS PERMITTED

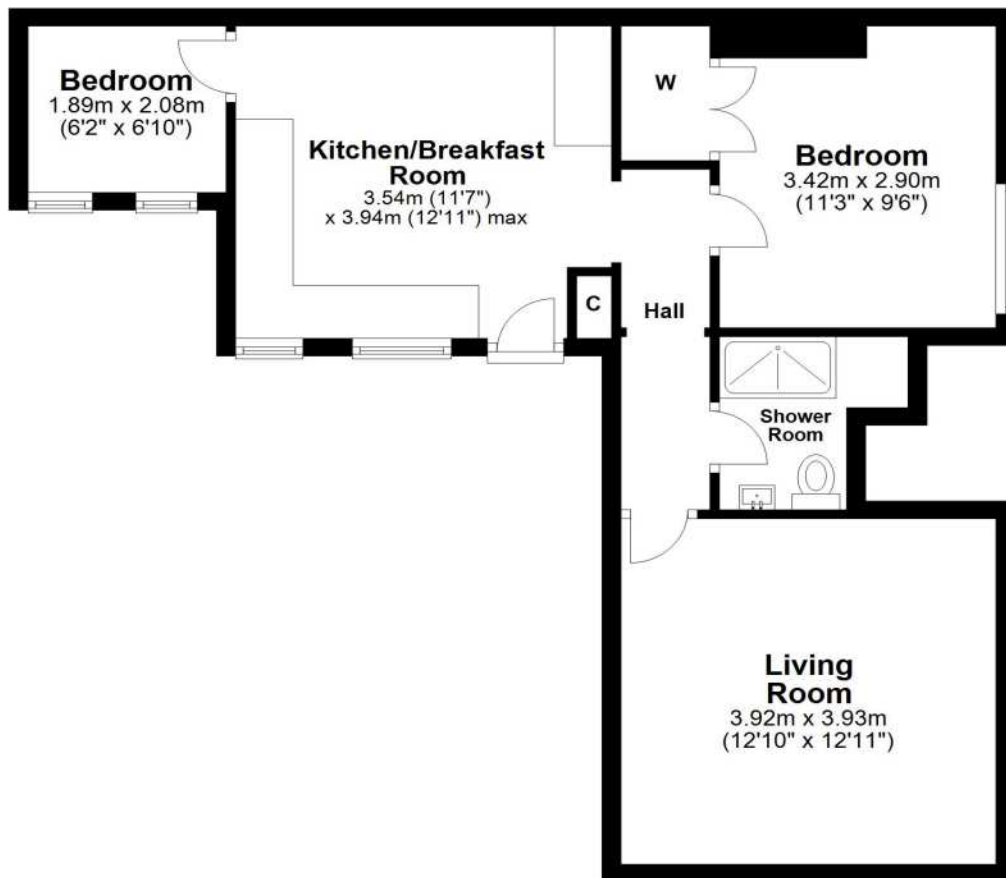
PETS PERMITTED



ALBURY
& HALL

Ground Floor

Approx. 52.9 sq. metres (569.5 sq. feet)



Total area: approx. 52.9 sq. metres (569.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



ADDITIONAL INFORMATION:

TENURE: LEASEHOLD (999 Year Lease)

AST LETS, HOLIDAY LETS & PETS PERMITTED

Share of Building Insurance = £456

£40 Peppercorn Rent

Council Tax: Band D = £2558 PA

EPC Rating: E (53) Potential C (76)

ENTRANCE—The property is entered via a very pretty private cottage-style garden gate, bordered by Purbeck stone and coming into a covered Porch giving a homely and characterful first impression, entering in to the Kitchen.

KITCHEN / DINING ROOM The traditionally fitted Kitchen—Breakfast room is an open plan, fully tiled and homely space. The shaker-style units, Belfast sink and Range Cooker, give a cottage feel to the heart of the home. There is ample space for furniture and a dining table plus giving access into the patio for al fresco dining,



LIVING ROOM — The spacious Living Room benefits a large window overlooking the garden, a working coal fire and offers ample space for furniture.

BATHROOM — The bathroom is a full wet room fitted with a Shower, heated towel rail, WC and sink.



THE MASTER BEDROOM is a lovely double room benefitting from large windows overlooking a pretty garden beyond. There is space for furniture, as well as a built-in wardrobe space.

BEDROOM 2 is a good sized single room which is bright afforded by double windows. There is space for bedroom furniture or could be utilised as a Home Office



GARDEN— The private garden is beautifully arranged with cottage flowers, potted plants, shrubs and hedging. The patio is wrap-around and is perfect for alfresco dining. There is also a Greenhouse and plenty of space for sheds if required.

PARKING – plenty of Parking can be found outside the property on the Street.





Viewing by appointment through sole agents:

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

01929 66 00 00 info@alburyandhall.co.uk 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.