

Views from the Flat stretch as far as The Isle of Wight



Burlington Road

Swanage

BH19 1LR

**ONE BEDROOM, SECOND FLOOR APARTMENT WITH SEA VIEWS OVER SWANAGE BAY TO THE ISLE OF WIGHT—ALLOCATED OFF ROAD PARKING & ONLY A TWO MINUTE WALK FROM THE BEACH**

**Guide Price £175,000**

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& HALL**



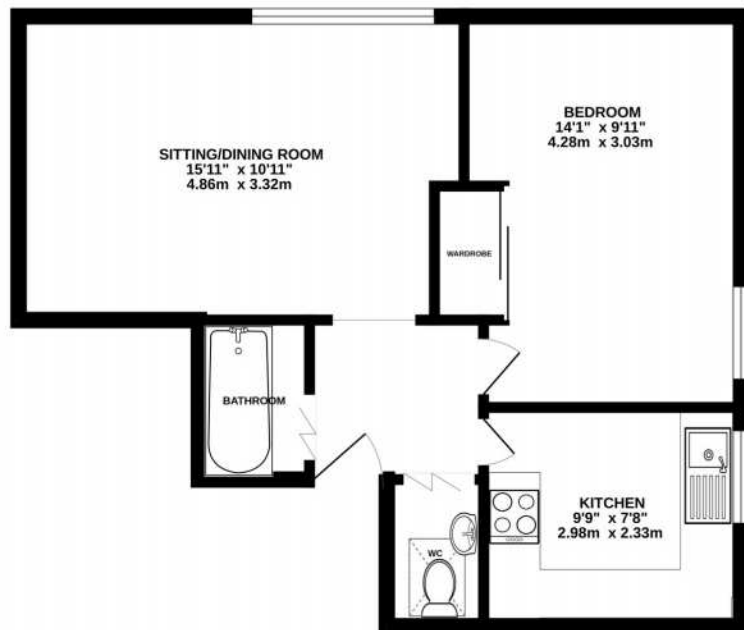
This attractive building built of brick and rendered elevations under a clay tiles roof has well maintained communal areas both inside and outside including allocated off road parking. Entry to the building is via a secure front door with phone entry system for visitors. Stairs lead up to the second floor where Flat 6 is located. The accommodation comprises of a good sized Lounge/Diner with dormer window extending views over Swanage Bay to the Isle of Wight whilst bringing lovely natural light to the room. There is ample space for comfortable seating along with dining table, chairs and built in storage shelves. The Kitchen is compact with a range of base storage units and worktop space with integral electric oven and gas hob with extractor hood over. There is undercounter space and services for washing machine, fridge and freezer. A lovely bright south facing double Bedroom has an extensive built in, double fronted, mirrored wardrobe along with access to eaves storage compartments. The fully tiled Bathroom comprises of bath with overhead shower and screen. The Cloakroom is separate with w.c., wash basin and Velux roof light. Outside - Communal front gardens with central lawn separated by a pedestrian path to the front door, surrounded by flower beds. The parking is to the rear of the property, along with a bin storage area and useful communal washing line.





2ND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 460 sq.ft. (42.7 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.  
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**TENURE:** Share of Freehold—  
999 year lease.

**COUNCIL TAX—BAND A**

**MAINTENANCE/SERVICE  
CHARGES—£265 per quarter**  
(£1,060 per ann. from 1/4/25)

Gas Central Heating throughout

All mains services connected

AST Lets Permitted

Holiday Lets **NOT** Permitted





Viewing by appointment through sole agents:

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

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