

1 bedroom flat for sale, Cranborne Road, Swanage BH19 (129,950 GBP)



Location **South West, Avon**
<https://www.freedasz.co.uk/x-162550-z>

This spacious flat is situated on the ground floor of a substantial building which is located in the centre of Swanage, approximately 300 metres from the main shopping thoroughfare and sea front. It was originally constructed around the turn of the 20th Century, although converted into separate apartments in more recent times. The property is built of brick, with Purbeck stone quins, the upper elevations being cement rendered, under a pitched roof covered with clay tiles and centre flat roof section and stands in its own grounds with parking to the rear. This apartment has a number of quality features which include WELL PROPORTIONED ROOMS MODERN FITTED KITCHEN AND SHOWER ROOM GAS FIRED CENTRAL HEATING RESERVED PARKING SPACE REPLACEMENT uPVC DOUBLE GLAZED WINDOWS BUILT-IN BEDROOM FURNITURE ACCOMMODATION ENTRANCE HALL radiator, tiled floor. LIVING ROOM 4.87m x 3.99m excl bay (15'11" x 13'1" excl bay), North & West, modern electric fire set in polished stone and wooden surround, 2 radiators. KITCHEN/BREAKFAST ROOM 3.96m x 3.17m ave (12'11" x 10'4" ave), West, range of fitted units with granite worktops and matching splashbacks, drawers and cupboards under, inset stainless steel sink, wall cabinets with under lighting, integrated appliances including ceramic hob with filtration hood over, electric oven and microwave, fridge/freezer, slim-line dishwasher and automatic washing machine, cupboard housing wall mounted combination boiler, radiator. BEDROOM 4.31m into bay x 4m (14'1" into bay x 13'1"), North, range of fitted wardrobes, 2 radiators. SHOWER ROOM 2.23m x 1.75m (7'3" x 5'8"), large walk-in shower with glazed screen, WC, wash basin with drawer under, wall mirror, extractor fan, tiled walls and floor. OUTSIDE COMMUNAL GROUNDS with lawned garden to the front. PARKING SPACE situated to the rear of the block and approached via a service lane. TENURE We understand that whilst technically held on long lease with approximately 67 years remaining, the lessees have purchased the freehold of the building and have formed a Management Company to maintain the day to running of the block. Any purchaser will automatically become part owner of the freehold on completion of purchase. SERVICES All mains services connected. COUNCIL TAX We have been advised by Purbeck District Council that the property is Band "B" which amounts to £1, 385.47 for 2015/2016, although this must be confirmed by your conveyancer prior to exchange of contracts. VIEWING By appointment only please through the Agents, .

01929 408083

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