











2 bedroom flat for sale, Rempstone Road, Swanage BH19 (187,500 GBP)



Location **South West, Dorset**
<https://www.freedasz.co.uk/x-164653-z>

This apartment is situated on the first floor of an attractive detached building, thought to have been constructed during the latter part of the 19th century and converted into separate apartments during the 1980s. "Harberton" is located on a prominent corner site, approximately 200 metres from the Town centre and a similar distance from the beach. The building is of stone construction under a pitched roof covered with clay tiles and a rear extension of brick which was added when the property was converted. Features include LARGE LIVING/DINING ROOM 2 DOUBLE BEDROOMS DEDICATED CAR PARKING SPACE FITTED CARPETS GAS FIRED CENTRAL HEATING ACCOMMODATION ENTRANCE HALL Recessed storage cupboard. LIVING/DINING ROOM 5.49m x 3.91m (18'0" x 12'9"), North and South, fire surround. KITCHEN 2.78m x 2m (9'1" x 6'6"), South, fitted units comprising worktops with drawers and cupboards under, inset stainless steel sink, tiled splashbacks, gas hob, wall cabinets, wall mounted gas fired central heating boiler. BEDROOM 1 3.47m x 3m (11'4" x 9'10"), South, fitted wardrobes. BEDROOM 2 3.47m x 2.33m (11'4" x 7'7"), North. BATHROOM 2.85m x 2.16m (9'4" x 7'1"), North, suite comprising panelled bath with shower and glazed screen, pedestal wash basin, WC, part tiled walls. OUTSIDE Landscaped, walled COMMUNAL GROUNDS, dustbin area. DEDICATED CAR PARKING SPACE. SERVICES All mains services connected. COUNCIL TAX We have been advised by Purbeck District Council that the property is Band "C" which amounts to £1583.39 for 2015/2016, although this must be confirmed by your conveyancer prior to exchange of contracts. TENURE Although technically held on 999 year lease from 25th March 1983, the lessees have purchased the freehold of the building and formed a management company. A purchaser will automatically become a part owner of the freehold upon completion. There is a peppercorn ground rent and a shared maintenance liability which amounted to £1080 in 2014. Long lets are permitted, holiday lets and pets are not. VIEWING By appointment only please through the Agents, .

01929 408083

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