

# 2 bedroom flat for sale, Cranborne Road, Swanage BH19 (217,500 GBP)



## Location

South West, Avon

<https://www.freeadsz.co.uk/x-166699-z>

Very WELL MAINTAINED 2 Bedroom Mid Floor Flat in TOWN CENTRE with LIFT ACCESS and ALLOCATED PARKING  
**LOCATION AND DESCRIPTION**  
 This modern 2nd Floor flat is situated in Swanage Town centre, a short walk from all main amenities, bus and rail station, Swanage beach and sea front. One of 14 in a well managed block built in 2005 of brick elevations under a tiled roof, this flat has a pleasant outlook with hill glimpses and has been newly carpeted and decorated throughout.  
 Served by a lift and benefiting from mainly uPVC double glazed windows and gas fired central heating, and reserved parking space this 2 Bedroom leasehold Flat must be seen to appreciate.  
**ACCOMMODATION** (Approximate measurements) Main entrance with entry phone system  
**COMMUNAL ENTRANCE HALL** Lift and stairs to second floor. Rear access door to car park and bin store.  
**SECOND FLOOR** Door to:  
**LOBBY** Cupboard housing electric meter and consumer unit. Inner door to:  
**HALL** Large built in utility cupboard with shelving, freezer, plumbing for washing machine and automatic extractor fan. Thermostat control for central heating and entry phone handset.  
**BATHROOM** Bath with tiled surround and mixer taps, mains operated shower over and shower screen. Vinyl flooring, pedestal wash hand basin, wc, and extractor fan. The following with some sloping ceilings:  
**LOUNGE/DINING ROOM (N)** 4.1m x 3.7m (13' 5" x 12' 1")  
**SATELLITE** and 2 telephone points.  
**KITCHEN (W)** 3m x 1.7m (9' 10" x 5' 6") Range of worktops with inset stainless steel sink and drainer and built in cupboards and drawers under. Integral gas hob with electric fan oven and grill under and extractor fan over. 3/4 Dishwasher, larder fridge and wall-mounted Glow-worm gas boiler serving radiators and hot water. Smoke detector fitted to whole building alarm system. Wood surround Velux window and tiled floor.  
**BEDROOM 1 (N)** 3.5m x 3m (11' 5" x 9' 10")  
**Fitted mirrored double wardrobe, telephone and TV points.**  
**BEDROOM 2 (W)** 4.4m max x 2.7m (14' 5" max x 8' 10")  
**Irregular 'L' shaped.** Fitted mirrored double wardrobe, telephone and TV points.  
**OUTSIDER** Reserved Parking Space and additional Visitors Parking. Communal Gardens.  
**TENURE** Leasehold. 125 year lease from 2007 with ground rent of 104 p.a. Maintenance approx 100 p.c.m. including buildings insurance. We are advised that long lets (no holiday lets) are permitted and pets with permission.  
**COUNCIL TAX** Band ' ' payable  
**2015/16 SERVICES** All mains services connected. Gas fired central heating. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before

embarking on any journey to see a...

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