



4 EAST COURT, KINGS ROAD EAST, SWANAGE  
£175,000 Leasehold



This first floor flat is situated within a small development of eight apartments with commercial element on the ground floor, conveniently situated in the heart of the town, about 200 metres from the town square and seafront. East Court was built in 2011 and is of traditional brick construction under a conventional pitched roof.

No: 4 East Court is eminently suitable for the first time buyer, an ideally located second home or as an investment.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref: KIN1480

Council Tax Band B



This apartment is ideally situated in the heart of the town, within easy reach of the beach. The entrance hall leads to the neutrally decorated open plan living room/kitchen. The kitchen area is fitted with a range of off-white units, contrasting worktops and integrated oven and gas hob with filtration hood over.

There are two double bedrooms; bedroom one is situated at the rear of the building, whilst bedroom two is East facing. The bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

**Tenure** We have been advised by the seller that the property is held on a 125 year lease from 2011. There is a shared maintenance liability which amount to £1,000 per annum and a ground rent of £250 per annum. All lettings and pets are permitted.

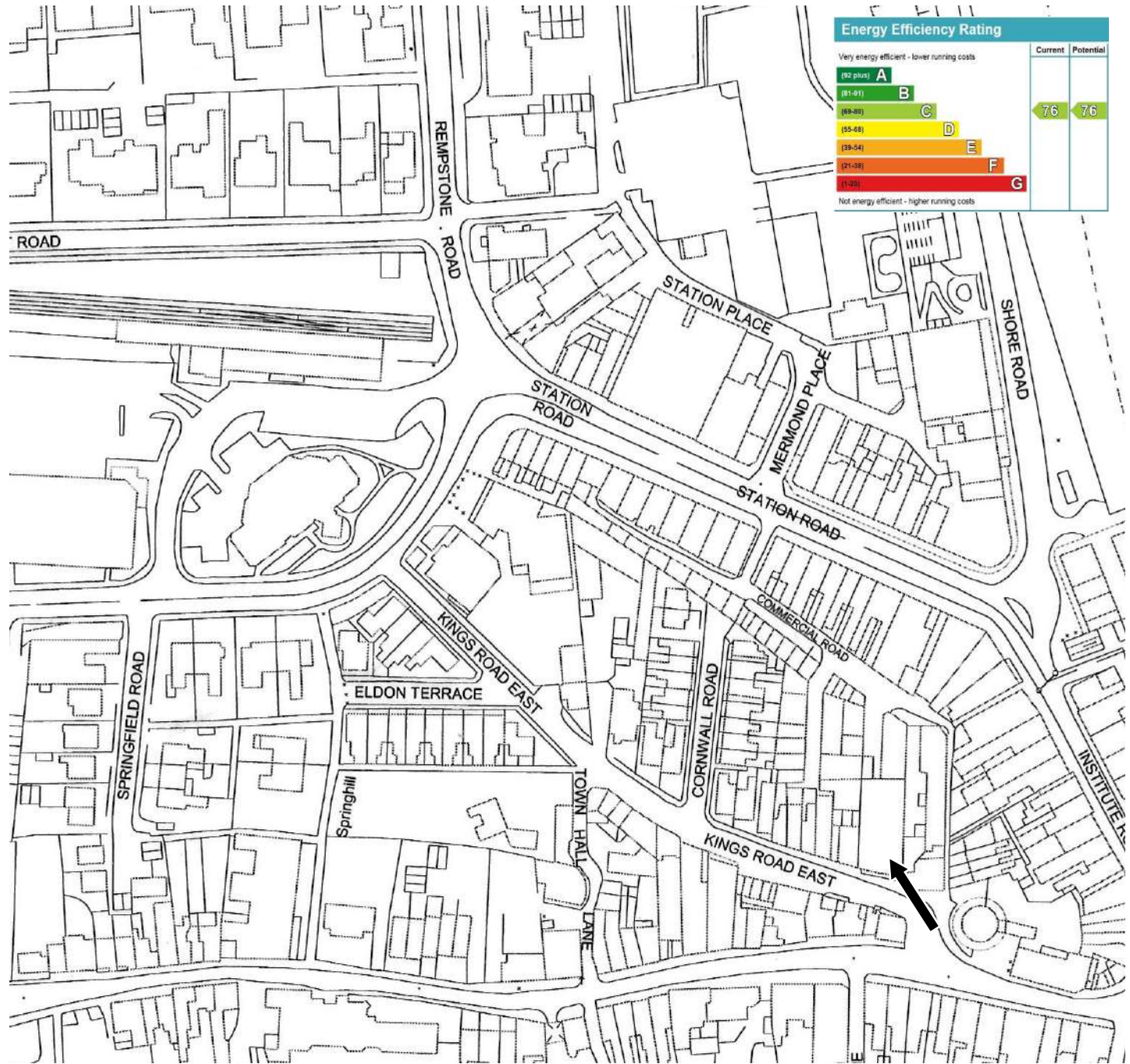
All viewings must be accompanied and these are strictly by appointment through **Corbens, 01929 422284**. The postcode for this property is **BH19 1ES**.



**First Floor**



Total Floor Area Approx. 44m<sup>2</sup> (474 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. 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. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





Swanage Beach Nearby



Location  
Commercial Road, Swanage

