



**4 CRANBORNE COURT, CRANBORNE ROAD, SWANAGE**  
**£275,000 SHARED FREEHOLD**



This immaculately presented apartment is situated on the first floor of a purpose built block comprising 8 flats and is conveniently located in the centre of Swanage and about 250 metres from the seafront. 'Cranborne Court' was constructed to a high specification during the early 1990s. It is of traditional cavity construction and has attractive external elevations of brick under a tiled roof.

No: 4 Cranborne Court offers good sized, modern accommodation in the heart of the town with the considerable advantage of dedicated parking.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

**VIEWINGS** Strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1EA**.

Property Ref CRA1542

Council Tax Band C



The entrance hall welcomes you to this modern apartment and leads through to the spacious living room with large bay window and ample space for a dining table. Leading off, the kitchen is fitted with a range of light units, contrasting worktops and integrated gas hob, oven, freestanding fridge freezer and microwave.

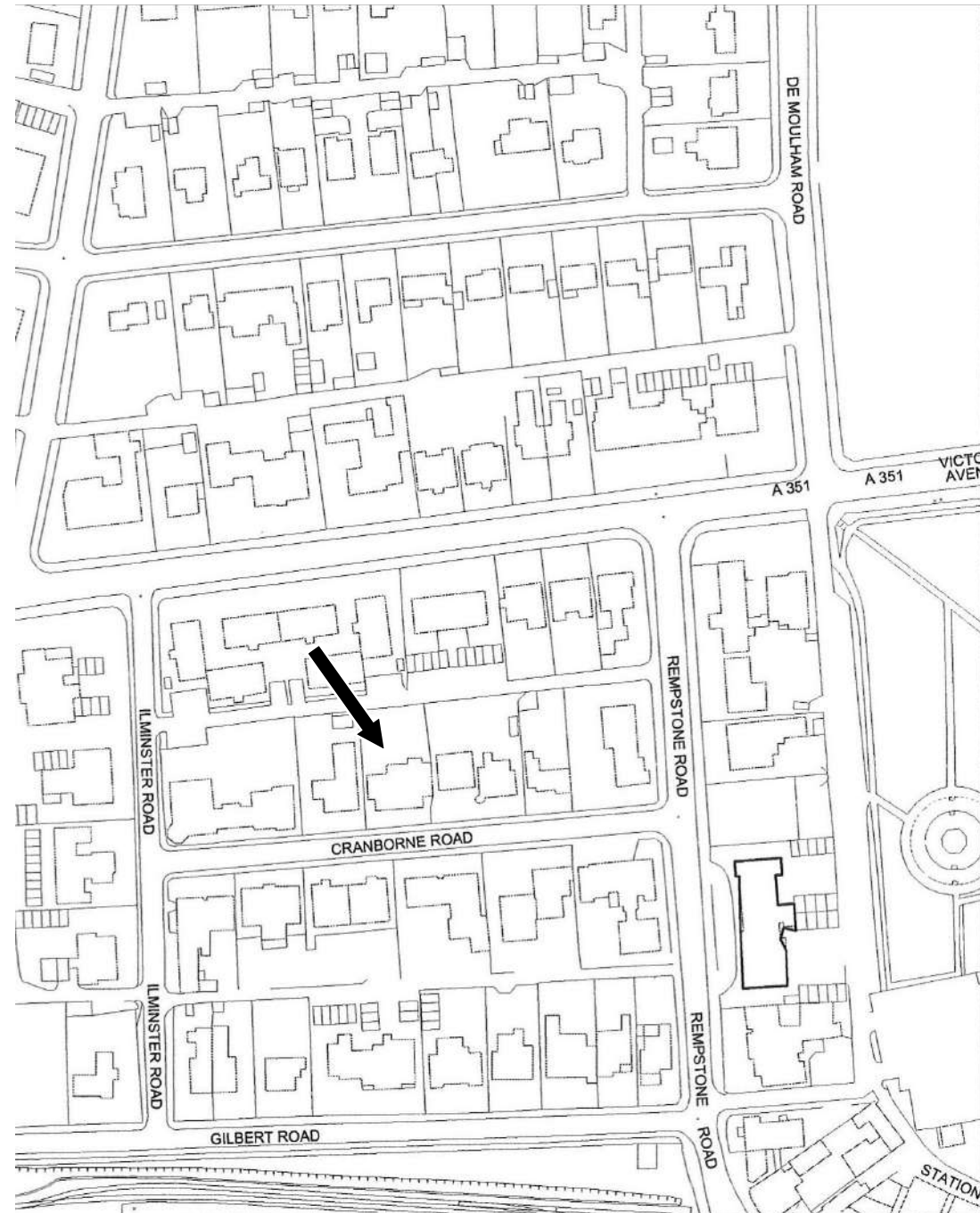
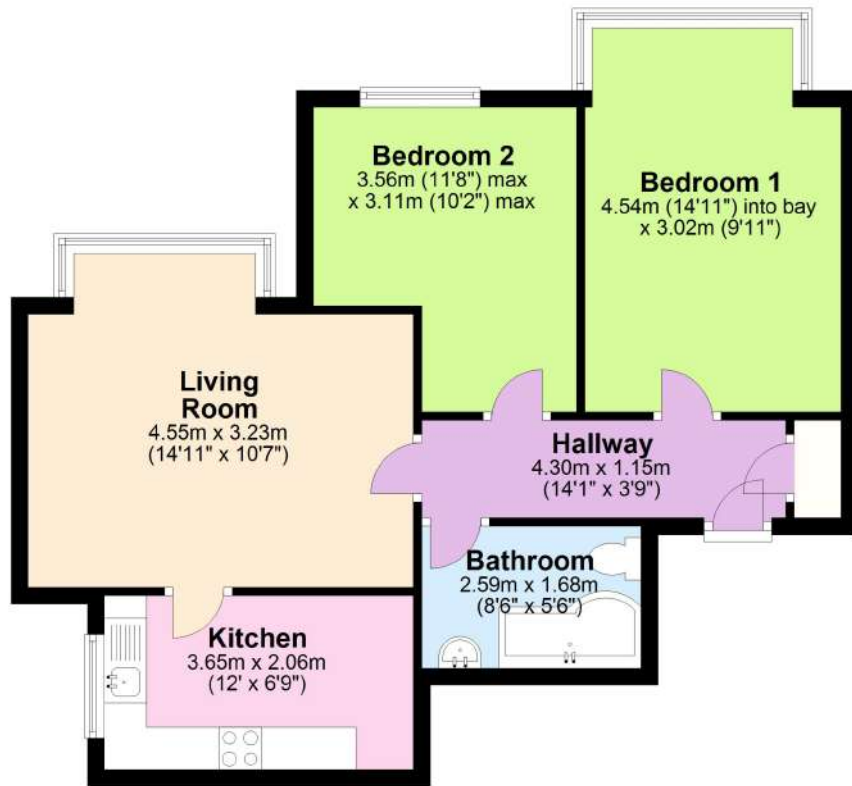
There are two good sized double bedrooms, one of which has the benefit of a large bay window. The bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, the communal grounds are well tended. A rear service lane gives access to the brick paved parking area with dedicated parking space for each flat.

**TENURE** The flat is technically held on a 99 year lease from 1992, the lessees have acquired the freehold of the building and administer the day to day running of the block and a lease extension can be carried out at the time of purchase. There is a shared maintenance liability which amounts to £600 per annum. Long lets and holiday lets are permitted, pets are not.

Total Approximate Floor Area 54m<sup>2</sup> (581 sq ft)

**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 Bay nearby