



6 WILLOWBANK, RABLING ROAD, SWANAGE
£369,000 Leasehold

No 6 Willowbank is a quality town house style apartment which stands in an excellent residential area approximately 500 metres from the seafront and a similar distance to the town centre and Steam Railway. It offers good sized, modern accommodation finished in neutral tones throughout and has the considerable advantage of its own personal entrance and garden, together with dedicated parking in the heart of the town.

This modern purpose built block comprising 8 apartments was constructed to a high specification in 2009 with external elevations of brick with a Purbeck stone plinth.

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 1EB**.



The entrance hall welcomes you to this modern apartment and leads through to the spacious living room. This is an extremely light room with a bay window and has ample space for a dining table. Leading off, the kitchen is fitted with a range of light grey units, contrasting worktops and integrated appliances.

On the first floor there are two good sized South facing double bedrooms. Bedroom 1 has an en-suite shower room and a separate bathroom completes the accommodation.

Outside, the personal garden has a paved patio, lawned sections and shrub borders. A rear service lane gives access to the brick paved parking area with dedicated parking space for each flat.

Note: the vendor is seeking completion January 2023.

TENURE: 125 year lease from 2009. Ground Rent £250 per annum. Current maintenance charge £600 per annum. Long lets are permitted. Holiday lets are not. Pets at the discretion of the management company.

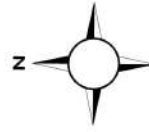
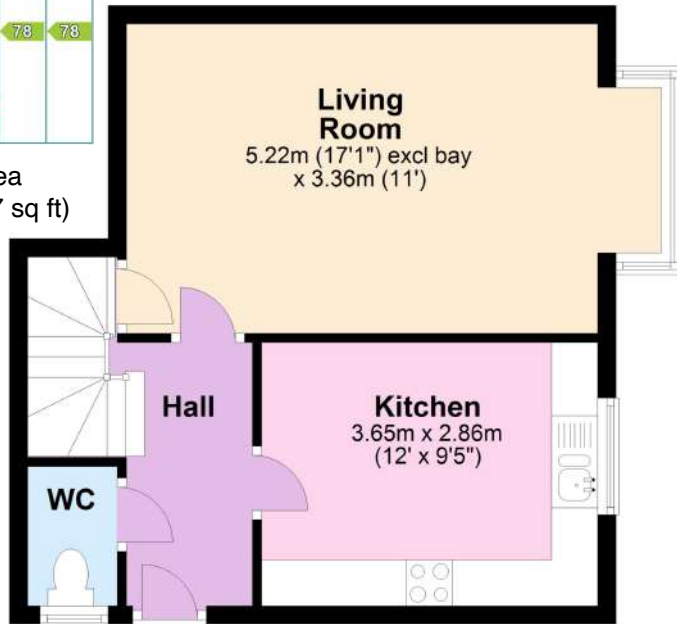
Property Ref RAB1549

Council Tax Band D

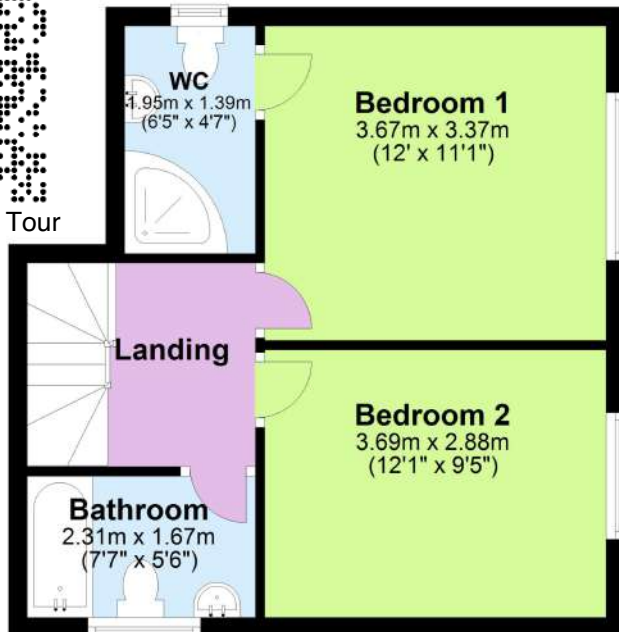
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
Approx. 75m² (807 sq ft)

Ground Floor



First Floor



Scan to View Video Tour

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