



11 ROCQUAINE COURT, ILMINSTER ROAD, SWANAGE
£345,000

No 11 Rocquaine Court is an immaculately presented top floor apartment conveniently located in an excellent level position in the centre of Swanage, about 500 metres from the seafront, town centre and Steam Railway. It offers stylish, good sized accommodation finished in neutral tones throughout and has the considerable advantage of a generously sized living room, modern kitchen and bathroom suite, lift access to the second floor and garage.

This modern purpose built development consists of 2 buildings totalling 24 flats, set in their own well tended grounds with Tarmacadam entrance driveway and visitors parking. The buildings are of traditional cavity construction, erected around 1980 and have some Purbeck stone plinths, the upper elevations being brick under a plain concrete tiled roof.



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 1DZ**.

Council Tax Band C

Property Ref: ILM1562

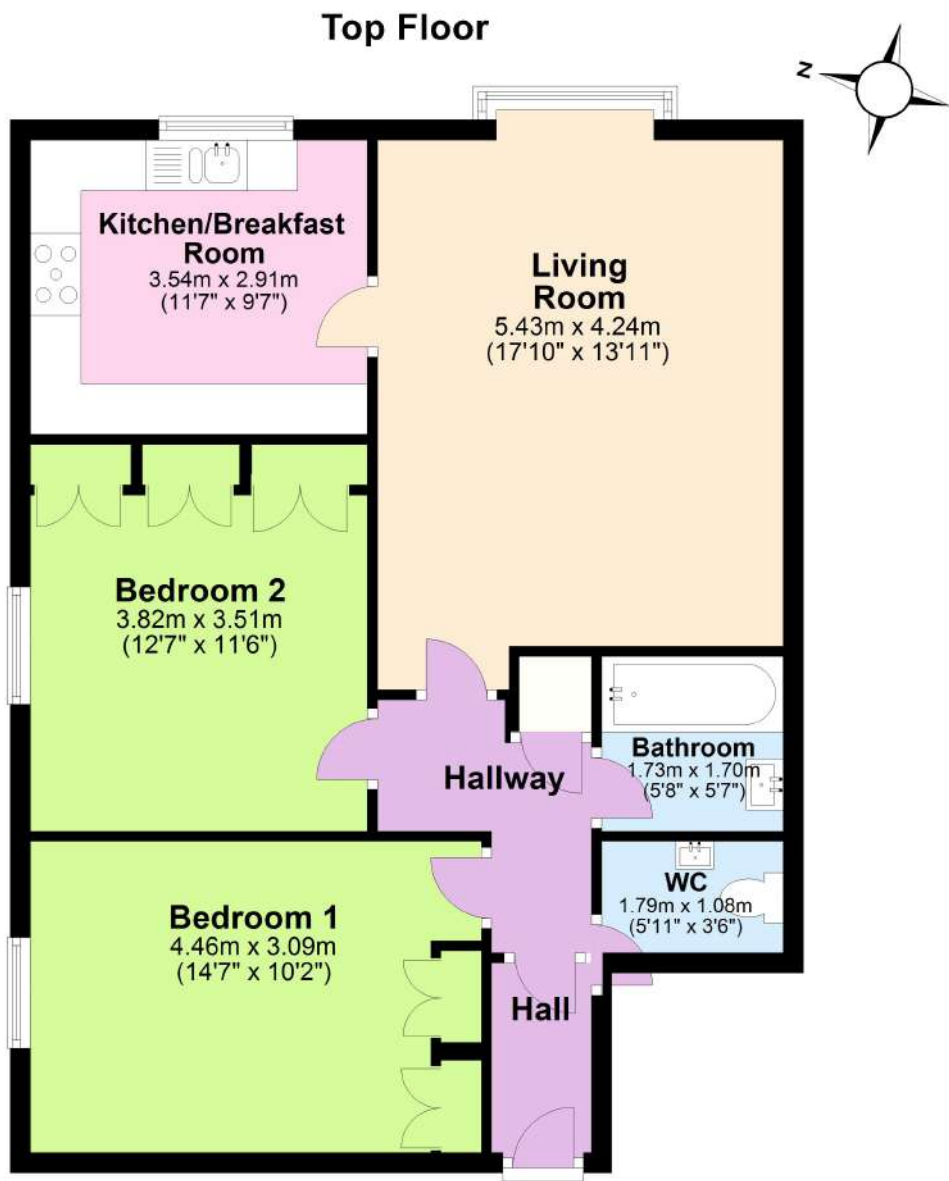


The entrance hall welcomes you to this modern apartment and leads through to the generously sized living room. This room is particularly light with large bay window and has ample space for dining. Leading off is the kitchen/breakfast room fitted with stylish white gloss units, granite effect worktops and splashbacks, breakfast bar, integrated gas hob and electric oven.

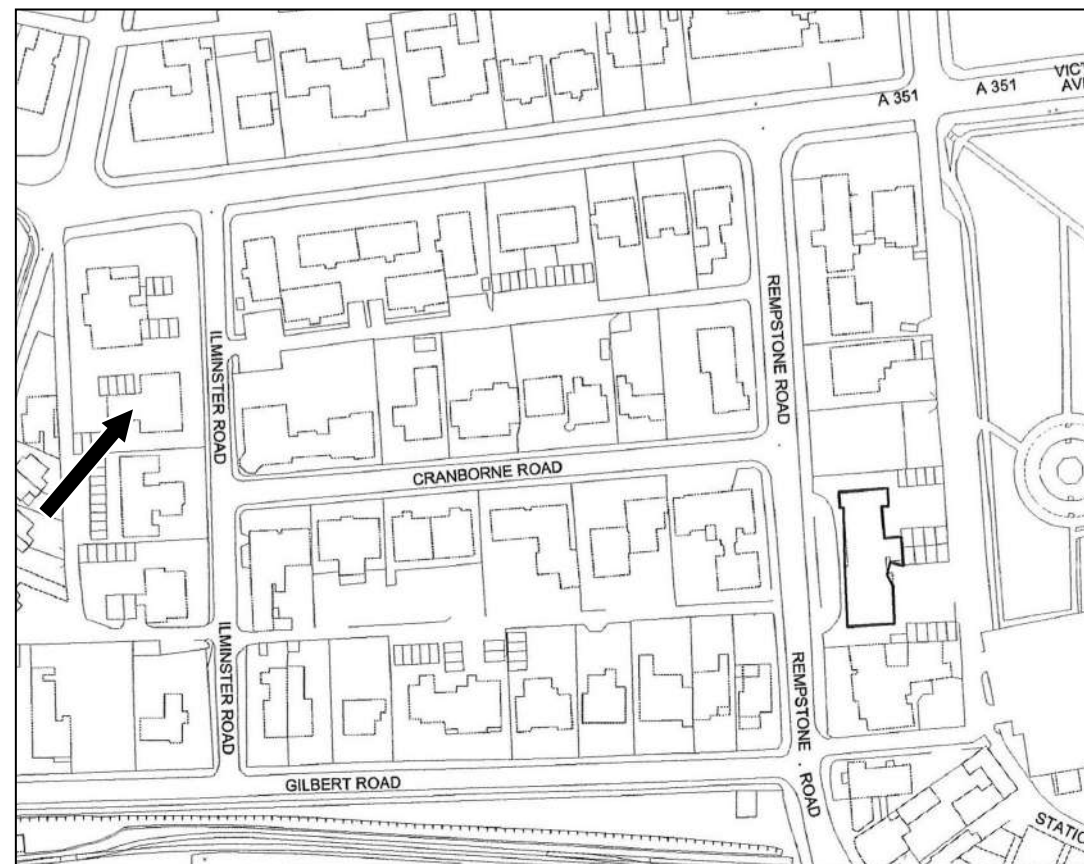
There are two good sized double bedrooms with fitted wardrobes complementing the decor. Bedroom 1 has pale grey gloss wardrobe doors; bedroom 2 white gloss wardrobe doors. The bathroom is fitted with a white suite including bath with shower over and a separate WC completes the accommodation.

Outside, the communal grounds are well tended with grassed areas, clothes drying area and dustbin area. The Tarmacadam entrance leads to the single garage with electric light and power. Visitors parking.

TENURE Shared Freehold. 999 year lease from 1978. Ground rent £nil. Current maintenance charge £1,350 pa. Long lets are permitted. Holiday lets are not. Pets at the discretion of the management company.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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