



12 BEACHSIDE COURT, VICTORIA AVENUE, SWANAGE
£299,950 Shared Freehold

No 12 Beachside Court is a well presented second floor apartment conveniently located in an excellent level position in the centre of Swanage, about 200 metres from the seafront, town centre and Steam Railway.

It offers well maintained, good sized accommodation recently redecorated in neutral tones throughout and has the considerable advantage of a large furnished timber decked roof terrace. The terrace measures approx 24 square metres and faces South and East with the benefit of views of the Purbeck Hills and sea glimpses.

Beachside Court was originally constructed around the turn of the 20th Century and substantially extended and converted into separate flats in the 1980s. There are 14 flats set in their own well tended grounds with parking at the rear.



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 1AN**.

Council Tax Band C

Property Ref: VIC1600



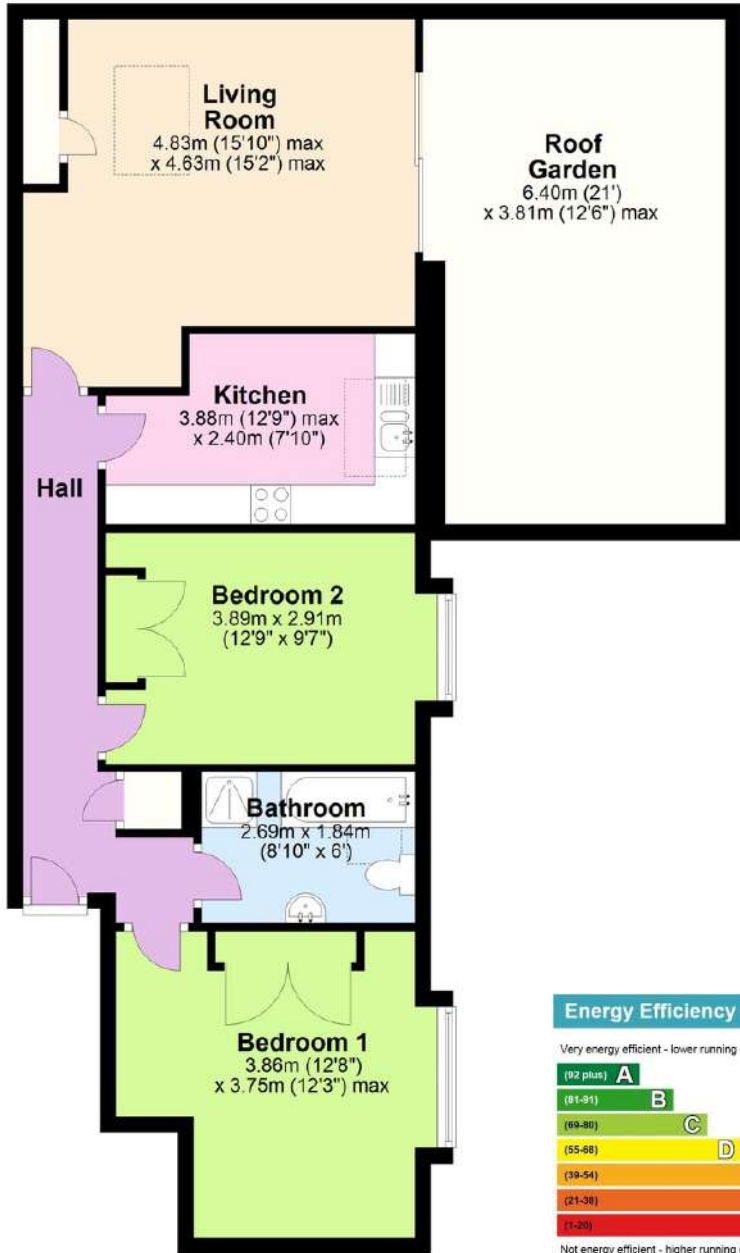
The entrance hall welcomes you to this modern apartment and leads through to the generously sized living room with views of the Bay. This dual aspect room is particularly light and has ample space for dining; patio doors lead directly to the large timber decked roof terrace. The kitchen is fitted with a range of white units, granite effect worktops, tiled splashbacks, integrated gas hob and electric oven.

There are two good sized double bedrooms with fitted wardrobes complementing the decor. The bathroom is fitted with a modern white suite including bath, walk-in shower, wash basin, WC and access to small personal eaves storage. The storage cupboard in the hall houses the condensing combination boiler installed in 2020. This completes the accommodation.

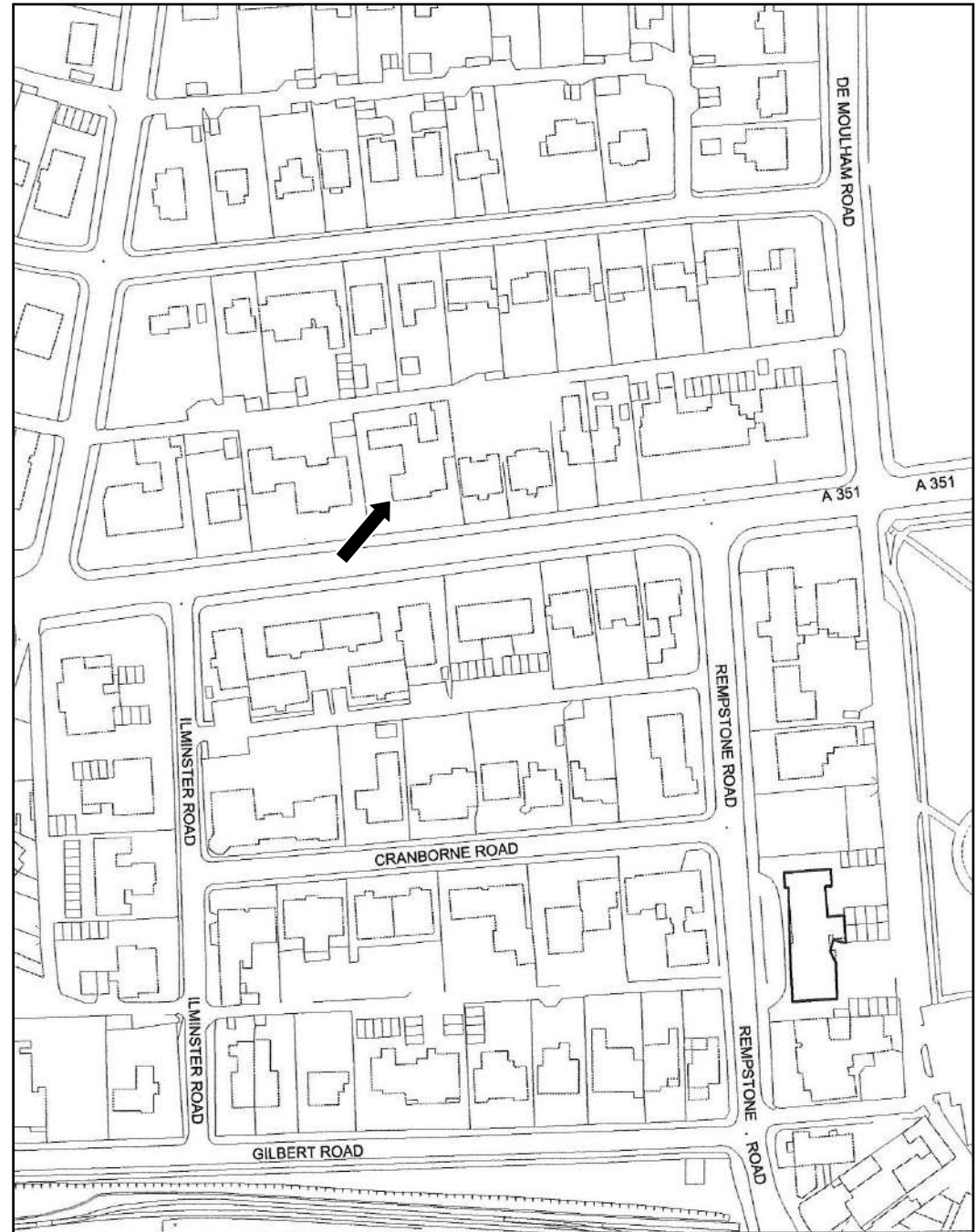
Outside, the communal grounds at the front are well tended with lawned area and shrub borders, clothes drying area and dustbin area. There is a reserved parking space which is accessed by a rear service lane.

TENURE Shared Freehold. 199 year lease from 1988. Ground rent £nil. Current maintenance charge £1,140 pa. Long lets are permitted. Holiday lets are not. Pets at the discretion of the management company.

Top Floor



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



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.

