



BRITISH  
PROPERTY  
AWARDS  
2021

GOLD WINNER

ESTATE AGENT IN  
SWANAGE & WAREHAM

70a ULWELL ROAD, SWANAGE  
£315,000 Leasehold

This spacious first floor flat is one of a pair situated in a detached property standing in a popular residential position near the northern outskirts of Swanage. It is approximately one mile from the town centre yet within easy reach of open country and the beach via Shep's Hollow. It is of traditional cavity brick construction under a tiled roof.

Offering well planned accommodation with the considerable advantage of its own personal entrance, private garden and parking area, the property is eminently suitable as a main residence or investment.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a 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 the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham is some 9 miles away and has main line rail link to London Waterloo (about 2.5 hours).

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for SATNav is **BH19 1LN**.

Property Ref: ULW1597

Council Tax Band C



The personal entrance at the rear of the property has a staircase leading to the first floor apartment and spacious hallway. The good sized living room is at the front of the property with a large picture window giving pleasant southerly views and fire surround with 'living flame' electric fire. The kitchen/breakfast room is fitted with a range of two tone units, contrasting worktops, integrated gas hob and electric oven.

There are two good sized double bedrooms. Bedroom one is at the rear of the property, overlooking the garden. Bedroom two is South facing and enjoys similar views to the living room. The modern family bathroom is fitted with a white suite including bath with shower over and completes the accommodation. The flat also has the advantage of attic storage space, double glazing a new boiler which was installed in 2021.

Outside, the flat has a private rear garden which is partially paved with lawned area, raised deck area, timber summerhouse and parking space for one vehicle.

#### Tenure

Leasehold. 216 year lease from 1978. Nil Ground Rent. There is a shared maintenance liability with the ground floor flat which is split 50/50 and paid on an as and when basis.

Total Floor Area Approx. 67m<sup>2</sup> (721 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>	
(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	

Current: 66 Potential: 74



Scan to view Video Tour



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