



2 OCEANA, GANNETTS PARK, SWANAGE
£565,000 Shared Freehold

'Oceana' is a development of luxury apartments situated in a superior position above the beach directly overlooking Swanage bay. It was constructed in 2006 of traditional cavity construction with rendered external elevations and flat roof covered with mineral felt.

2 Oceana offers particularly spacious and well planned accommodation with off-road parking and a private balcony providing panoramic views of Swanage Bay.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham which has a main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant and the conurbation of Poole and Bournemouth is in easy reach via the Sandbanks ferry.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The post code for the property is **BH19 1PF**.

Property Ref GAN1604

Council Tax Band F



Presented throughout with modern neutral decor. The entrance hall leads to the spacious open plan kitchen/living room which enjoys access to the private balcony providing panoramic views over Swanage Bay. The kitchen is fitted with a range of light units, contrasting worktops and fully integrated appliances.

There are two double bedrooms. Bedroom one is a double benefitting from a dual aspect with a fitted wardrobe and an en-suite shower room. Bedroom two has built in storage, some sea views and access to the family bathroom, which is fitted with a modern coffee suite including panelled bath with shower over.

Outside, there is a well maintained landscaped boundary and parking with a dedicated space.

Whilst technically held on a 125 year from 2006, the lessees have acquired the freehold of the property and administer the day to day running of the block. There is a shared maintenance liability which amounts to £1,440pa, paid in two instalments. Long lettings are permitted, holiday lets are not and pets at the discretion of the management company.



Scan to View Video Tour

Energy Efficiency Rating

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

Total Floor Area Approx.
80m² (861 sq ft)



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.

