



7 VICTORIA COURT, VICTORIA AVENUE, SWANAGE
£450,000 Shared Freehold

7 Victoria Court is situated on the top floor of a purpose built block which stands on a fine corner plot, approximately 100 metres from the seafront. Victoria Court was constructed during the 1970s and has external elevations of brick with part stone and stands in its own grounds adjacent to leisure gardens.

Whilst in need of some updating, the apartment offers spacious accommodation with outstanding sea views and has the considerable advantage of a South facing glazed balcony, lift access and parking space.

The seaside resort of 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 cottage and more modern properties. 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 which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref VIC1611

Council Tax Band D



The entrance hall welcomes you to this top floor apartment and leads through to the dual aspect living room with sliding doors to the South facing glazed balcony; enjoying fine views across adjacent recreation grounds to Swanage Bay and Peveril Point. The kitchen has a range of coloured units, matching worktops and has ample room for a dining table and chairs.

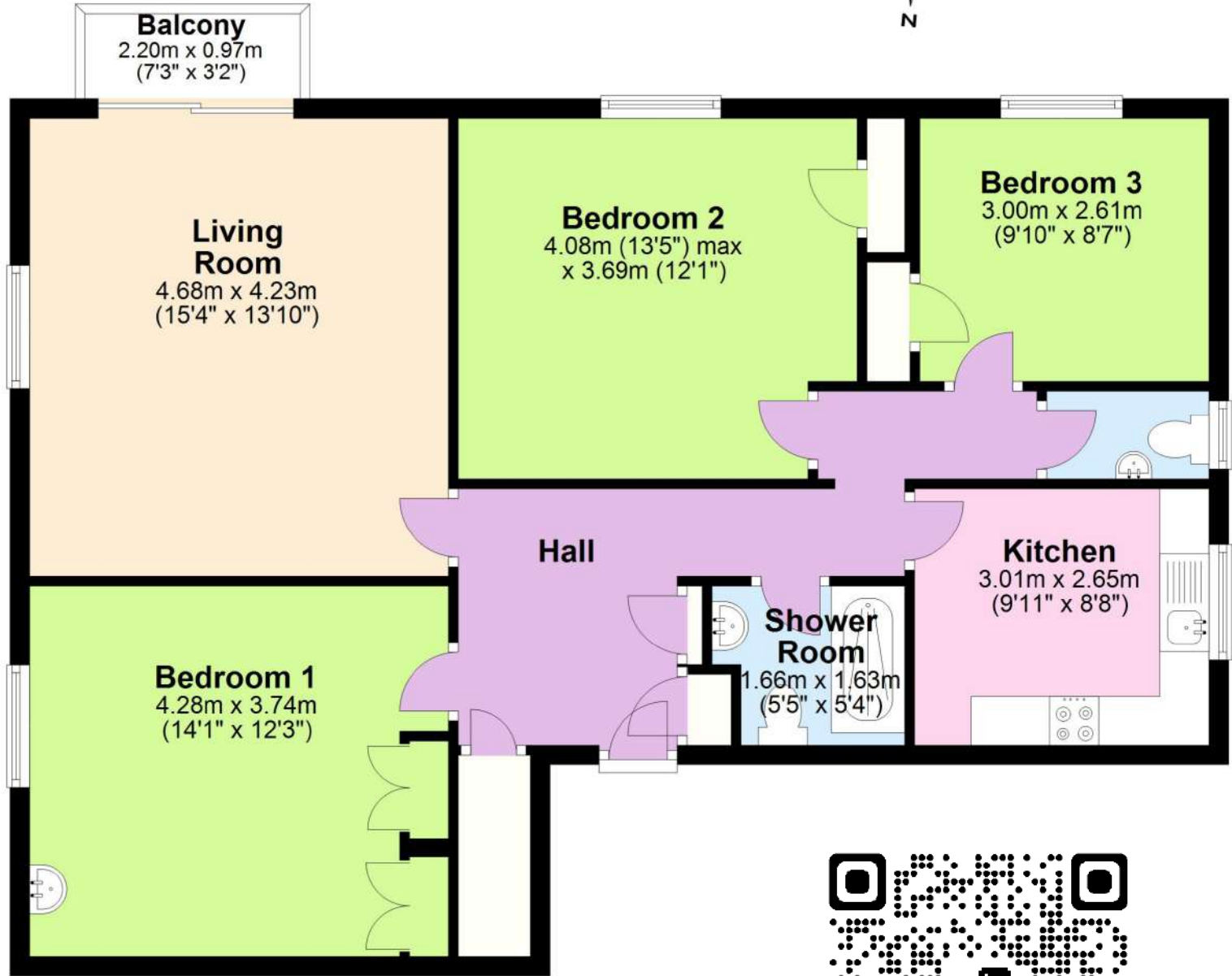
There are well-sized bedrooms, the master is particularly spacious and has the advantage of fitted wardrobes and views across Swanage Bay. Bedroom two and three both enjoy southerly aspect and views. The shower room and a separate WC complete the accommodation.

Outside, the communal grounds are partially laid to lawn with flower and shrub borders and Tarmacadam parking area with a reserved space.

TENURE Shared Freehold, remainder of 999 year lease. Shared maintenance liability £2,000 per annum. Lettings and pets are not permitted.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1AN**.

Top Floor



Total Floor Area Approx. 89m² (957 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.

