



**1 RICHMOND LODGE, VICTORIA AVENUE, SWANAGE**  
**£299,950 Shared Freehold**

This well presented spacious ground floor apartment is situated in a Victorian block conveniently located in an excellent level position approximately 250 metres from the beach and some 500 metres from the main shopping thoroughfare and Steam Railway. The apartment offers good sized accommodation with the benefit of communal gardens, dedicated parking space and garage with light and power.

Richmond Lodge was originally constructed around the turn of the 20<sup>th</sup> Century and converted into flats in more recent times.

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.

#### VIEWING

By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1AN**.

Property Ref VIC1643

Council Tax Band C



The entrance hall welcomes you to this apartment and has a range of fitted cupboards. This leads to the generously sized South facing living room with large bay window and Purbeck stone ornamental fireplace. The kitchen is fitted with a range of light units, contrasting worktops, freestanding electric cooker, filtration hood over and space for washing machine and fridge.

There are two bedrooms; the master is particularly spacious and has a personal door with direct access to the communal courtyard at the rear. There is a second double bedroom, bathroom fitted with a white suite including bath with shower over, and a separate WC which completes the accommodation.

Outside, the apartment has the benefit of communal grounds, allocated parking for one vehicle and single garage with light and power which are accessed by a rear service lane.

**TENURE** 999 year lease from 24 June 1975. Shared freehold.

All lets are permitted, pets are not.

Current maintenance charge £1,200 per annum.

#### SERVICES

Mains water, drainage and electricity. Night storage heating.



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.

