



 **BRITISH
PROPERTY
AWARDS**
2021

GOLD WINNER

ESTATE AGENT IN
SWANAGE & WAREHAM

5 MOWLEM COURT, REMPSTONE ROAD, SWANAGE
£260,000 Shared Freehold

This spacious ground floor flat is situated in a purpose built block in a popular residential position approximately 100 metres from the town centre and beach. Mowlem Court is thought to have been built during the early 1960s and is of traditional cavity brick construction with Purbeck stone plinth.

Flat 5 Mowlem Court has the advantage of a small personal patio giving easterly views over leisure grounds and has communal grounds and parking at the front of the building.

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.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 1ED**.

Property Ref: REM1656

Council Tax Band C



This fine apartment is finished with a neutral decor throughout. The entrance hall leads through to the good sized living room with large picture window and door to rear paved patio. Leading off, the kitchen is fitted with a range of wooden units, contrasting worktops and has space and plumbing for an electric oven, washing machine, fridge and freezer.

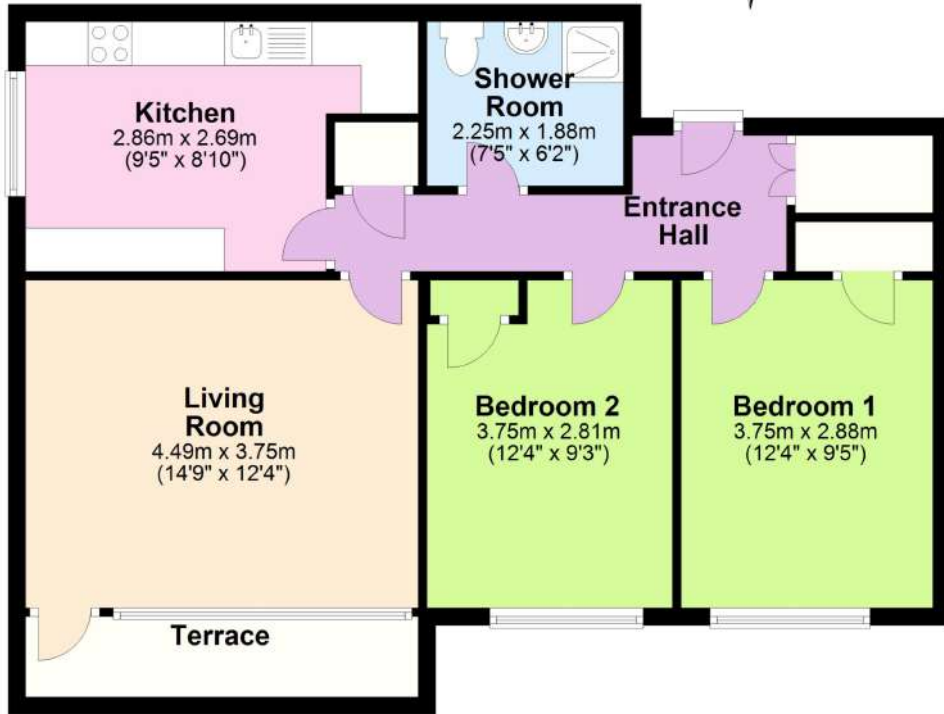
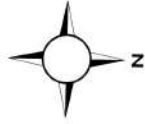
There are two good sized double bedrooms, both with some views to adjacent leisure grounds and having the advantage of built-in wardrobes. The shower room is fitted with a modern white suite and completes the accommodation.

Outside, there is a communal parking area situated to the front of the block. The flat has the advantage of a small paved patio which also provides a personal entrance to the property.

Tenure Shared Freehold, 999 year lease from December 1962. There is a shared maintenance liability which amounted to approximately £1,600 for 2022/2023. Long lets are permitted, holiday lets are not. Pets at the discretion of the Management Company.

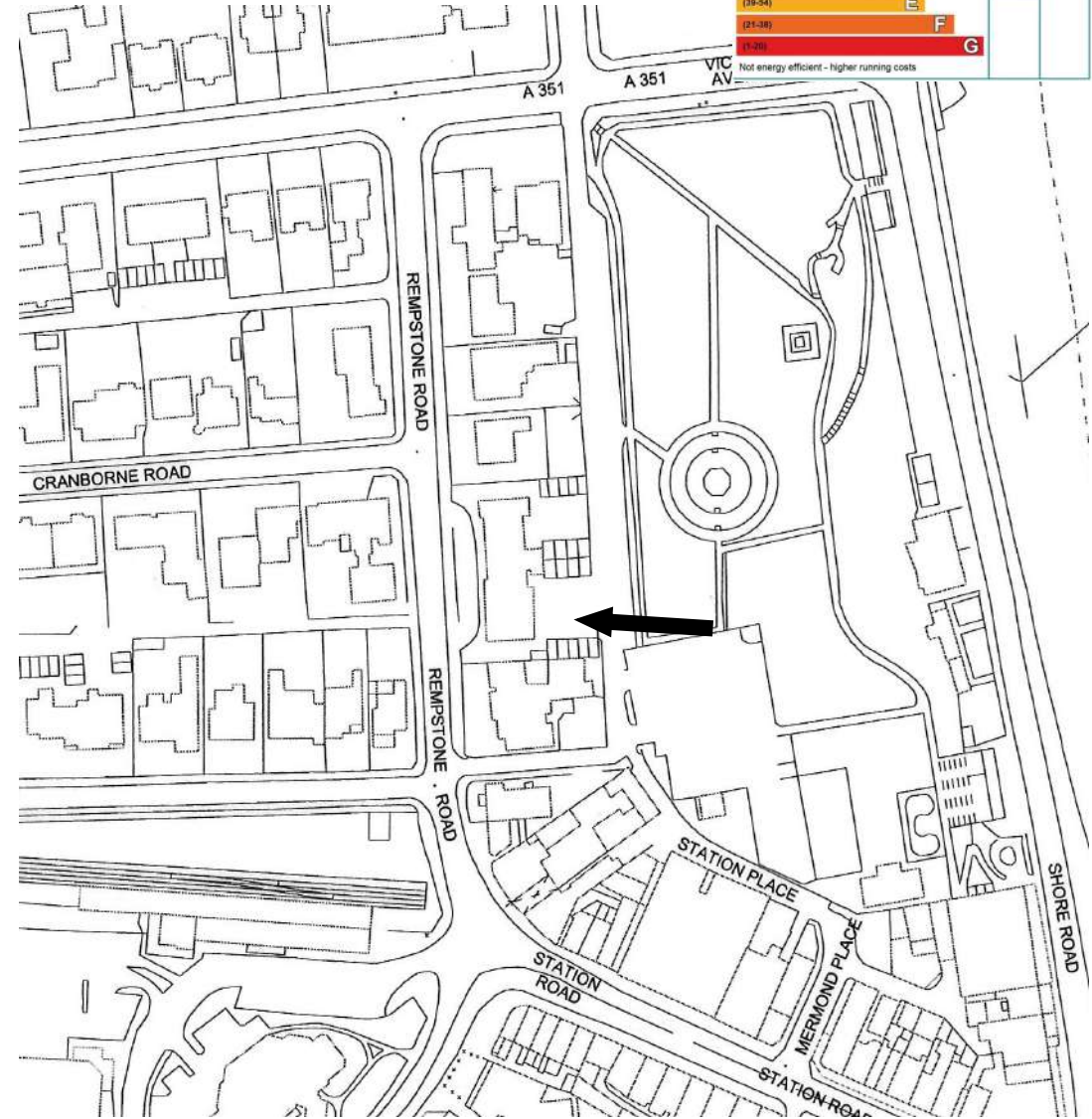
Total Floor Area Approx. 66m² (614 sq ft)

Ground Floor



Scan to view Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	76
(39-54)	E		
(23-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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.



Swanage Bay nearby

