



BRITISH  
PROPERTY  
AWARDS  
2021

**GOLD WINNER**

ESTATE AGENT IN  
SWANAGE & WAREHAM

**FLAT 4 BURLINGTON COURT, 1 VICTORIA ROAD, SWANAGE**  
**£349,950 Shared Freehold**

This superior first floor apartment is situated in a substantial detached building which stands on a prominent corner site at New Swanage approximately one mile from the town centre. The original building was constructed around the turn of the 20<sup>th</sup> Century and converted into flats in 2001.

4 Burlington Court is an attractive apartment offering spacious and well planned accommodation and has the considerable advantage of lift access and a dedicated 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 VIC1706

Council Tax Band C



The spacious entrance hall welcomes you to this first floor apartment and leads through to the South facing living room with good sized bay window. The kitchen is fitted with a range of cream units, contrasting worktops and has integrated gas hob and electric oven under.

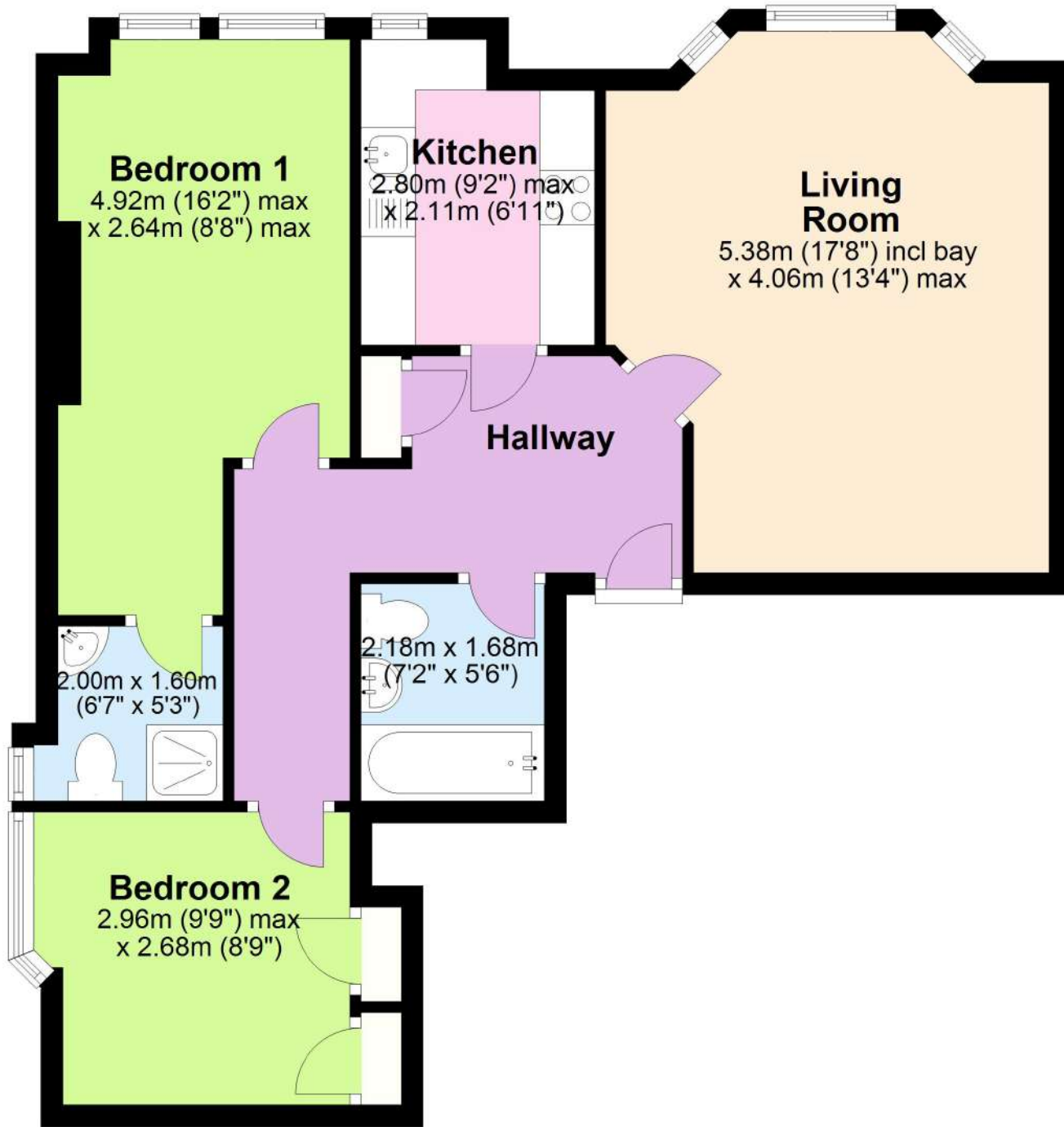
There are two double bedrooms, the master is particularly spacious and faces South. It also has the advantage of an en-suite shower room. Bedroom two is also a double and has built-in wardrobes. The family bathroom is fitted with a white suite including panelled bath with shower over and completes the accommodation.

Outside, the communal grounds are partially laid to lawn with shrubs. There is also a dedicated parking space at the front of the property.

**TENURE** Shared Freehold. 125 year lease from 2001. Shared maintenance which amounts to approx. £1,500 per annum. Long lettings permitted, holiday lets are not.

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

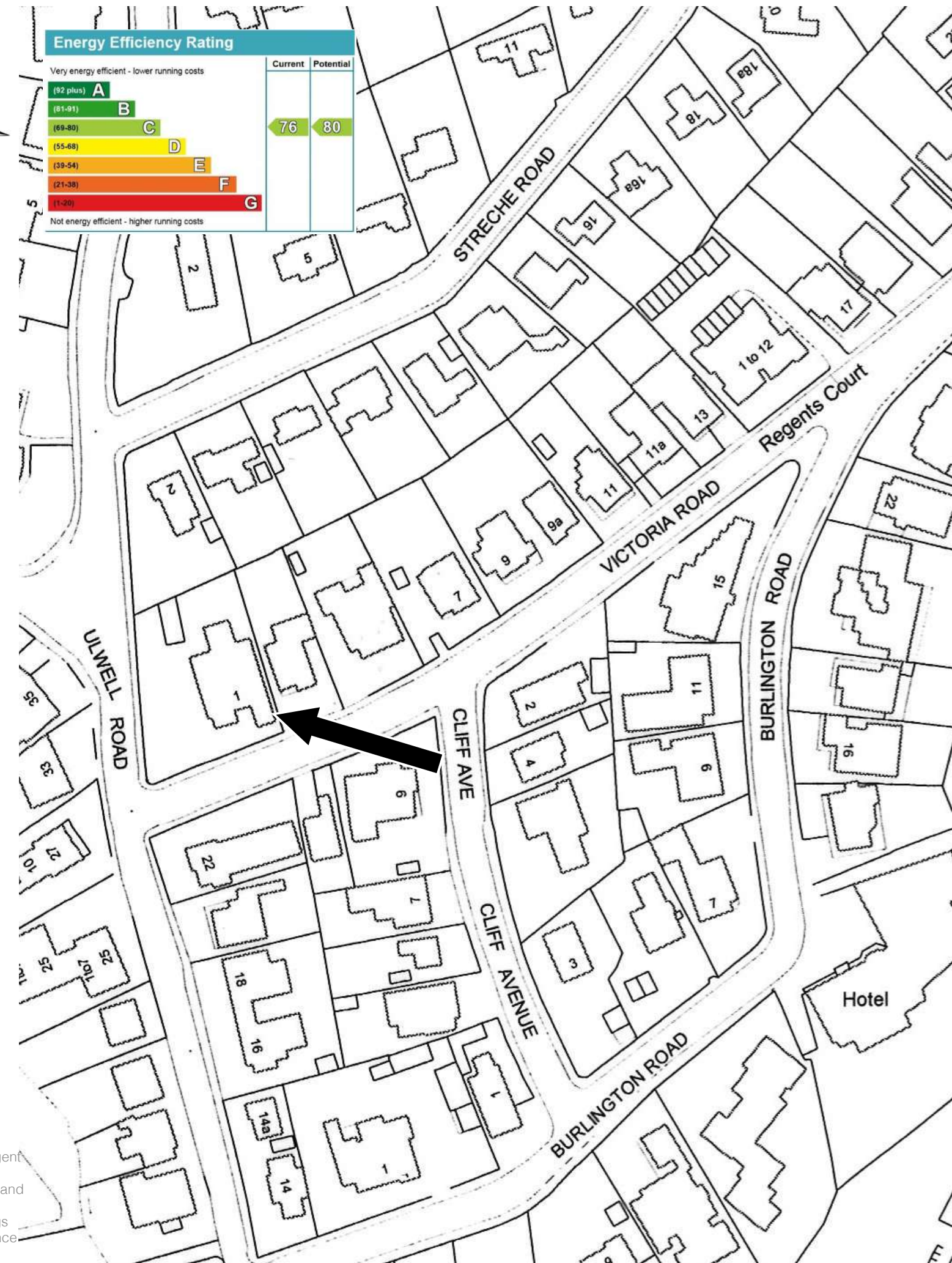
## First Floor



Total Floor Area Approx. 62m<sup>2</sup> (667 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	80



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.

