



7 SWANBROOK MEWS, KINGS ROAD WEST, SWANAGE
£265,000 Shared Freehold

This purpose built ground floor flat is situated in a modern block, which is conveniently located approximately one third of a mile level distance from the town centre and beach. Swanbrook Mews was built during the 1980s and is of traditional cavity brick construction with Purbeck stone quoins, under a mixed slate and clay tiled roof.

7 Swanbrook Mews has been completely renovated in recent years and offers stylish modern accommodation with the considerable advantage of private car port and visitor parking spaces.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham is some 9 miles distant, with main line rail link to London Waterloo (2.5 hours).

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

Property Reference KIN1718

Council Tax Band C



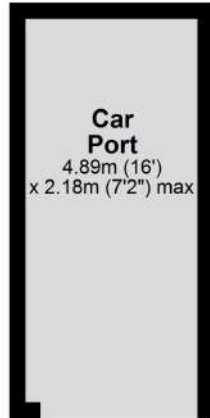
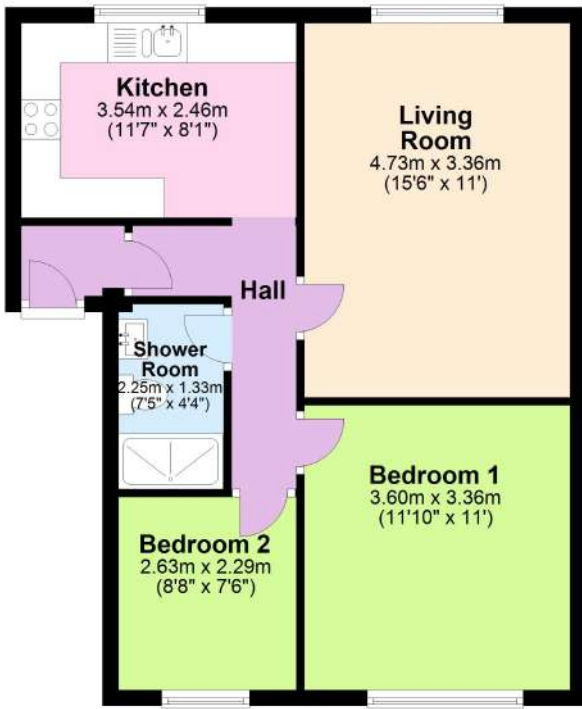
This modern apartment is an ideal first time buy/retirement/investment property in a level position within easy reach of the town centre and beach. The L-shaped entrance hall leads to the good sized South facing living room with ample room for a dining table and chairs. The kitchen is been re-fitted with a stylish range of light units and worktops, integrated electric oven and gas hob with filtration hood over and has space for fridge/freezer and washing machine.

There are two bedrooms which are both at the rear of the building. The master bedroom is a spacious double, bedroom two is a good sized single. The newly fitted shower room has a large walk-in shower with glazed screen and completes the accommodation.

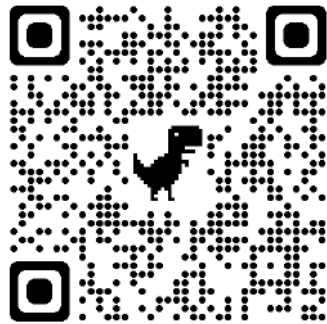
Outside, there are communal grounds with drying area and visitor parking spaces. There is also a personal car port (no:7) measuring 4.87m x 2.17m (15'11" x 7'1"), visitors parking spaces and clothes drying area.

Tenure Shared Freehold. 999 year lease from 2013. There is a shared maintenance liability which amounts to approx. £1,000 per annum. Long lettings are permitted but holiday lets and pets are not.

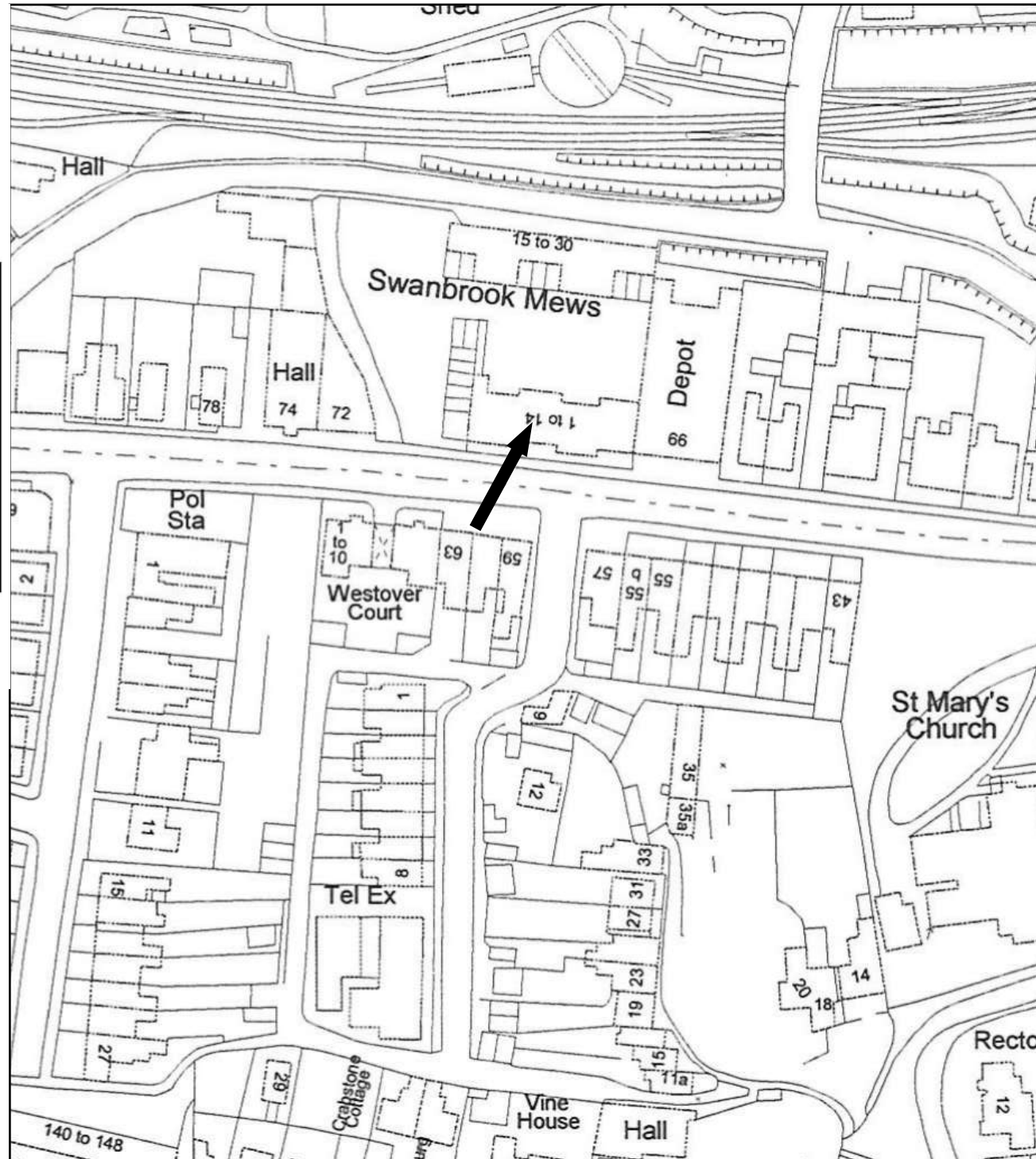
Ground Floor



Total Habitable Floor Area
Approx. 53m² (570 sq ft)



Scan to View Video Tour



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Swanage Beach nearby

