



7 THE CLIFFS, BURLINGTON ROAD, SWANAGE
£495,000 Leasehold

This luxury apartment is situated within a prestigious development of fourteen superb contemporary styled apartments, occupying an elevated clifftop position in the sought after area of North Swanage. No 7 The Cliffs is a well-planned, spacious apartment with stylish interior design fitted with luxury fixtures throughout including quality kitchen units with granite worktops and Miele integrated appliances, Villeroy and Boch bathroom suites, underfloor heating, video entry system, lift access to all floors and gated parking.

“The Cliffs” is set in its own landscaped grounds and is ideally located for access to Swanage beach and approximately 1 mile from the town centre and main shopping thoroughfare.

The seaside resort of Swanage incorporates the Jurassic Coast which is part of the World Heritage Coastline, and is situated some 9 miles from the market town of Wareham which has main line rail link to London Waterloo (approximately 2½ hours). The popular conurbations of Poole and Bournemouth are also a short distance away.

Property Reference BUR1730

Council Tax Band E



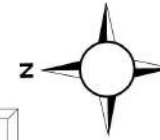
Upon entering the apartment, the entrance hall leads to the spacious open plan living room/dining room and fully fitted kitchen. This room has dual aspects providing a light and airy environment with doorway leading to the balcony enjoying views over Swanage Bay to the Isle of Wight. There are two double bedrooms both with views of the Purbeck Hills. The master has the benefit of an en-suite shower room. The family bathroom completes the accommodation.

To the outside, there are landscaped communal grounds and electronically operated gated access to reserved secure underground parking space.

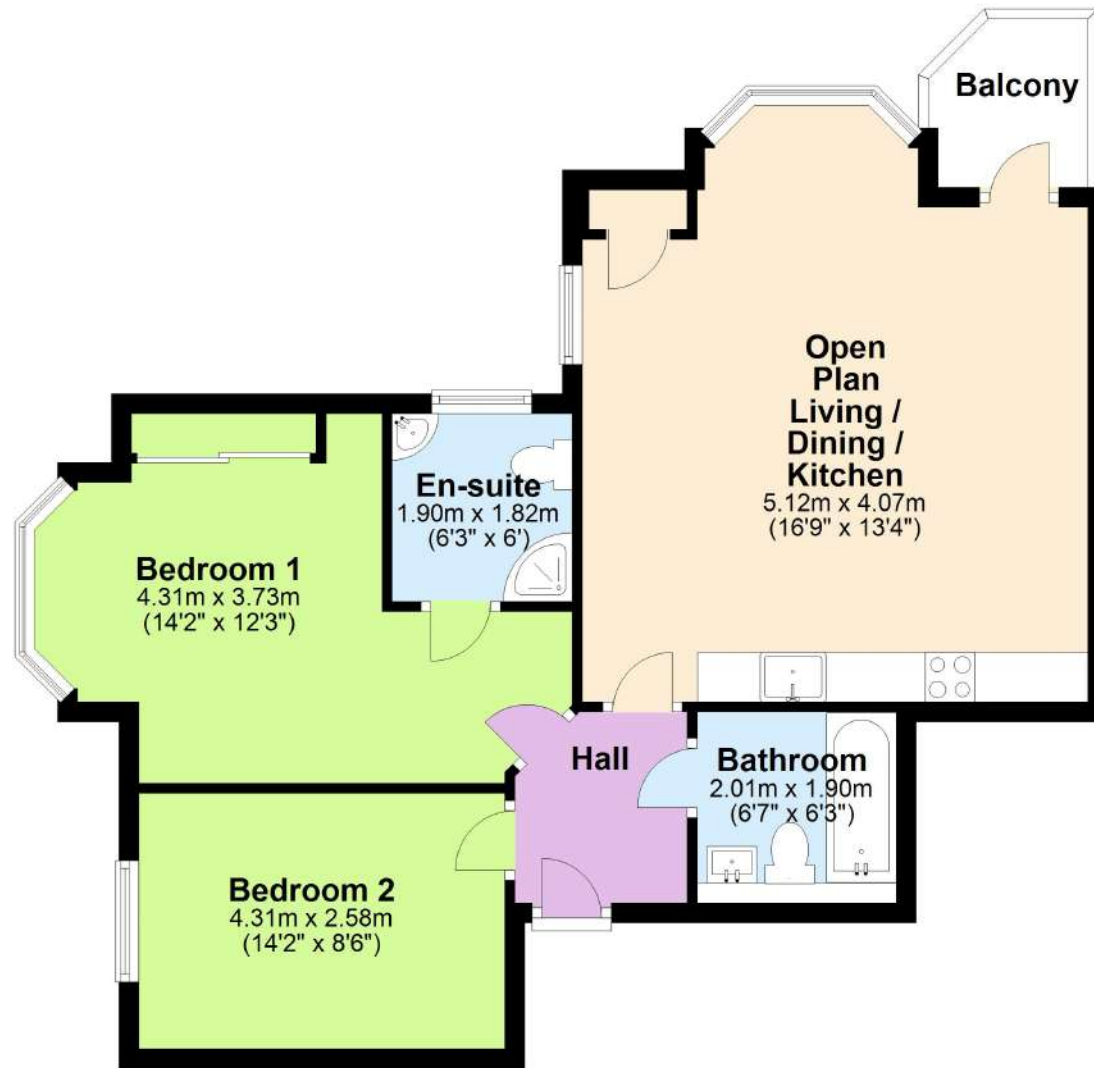
Tenure: 125 year lease. Commencement date 2010. Current service charge £1,625 pa (paid in two half yearly instalments). Ground rent £250 pa for the first 25 years. Long lets are permitted, holiday lets are not. Pets at the discretion of the landlord.

This is a rare opportunity to acquire an apartment with sea views and a viewing is highly recommended to appreciate. Viewings must be accompanied and are strictly by appointment through Corbens, 01929 422284.

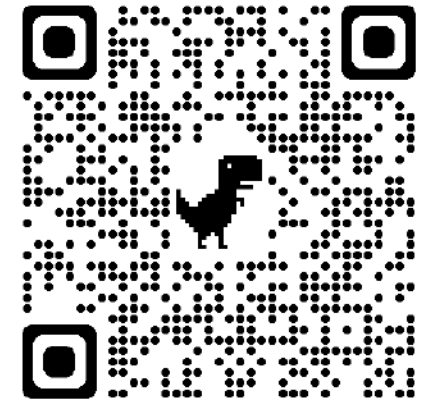
First Floor



Total Floor Area Approx.
69 m² (743 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Scan to View Video Tour

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