



FLAT 4 INCLEDON COURT, CRANBORNE ROAD, SWANAGE
£175,000 Shared Freehold

This first floor flat is situated in a purpose built block approximately 200 metres from the town centre and beach. Incledon Court is a small block of seven apartments, built during the 1980s of traditional cavity brick construction, the upper elevations being cement rendered with a Tyrolean finish under a plain tiled roof and flat mineral felted centre section.

Flat 4 Incledon Court is well presented throughout and is eminently suitable for the first time buyer. All services are connected.

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 CRA1732

Council Tax Band A



LOCATION - 200 METRES FROM SWANAGE BEACH

The spacious open plan living room/kitchen is South facing; a wide archway divides the two areas. The kitchen is fitted with a range of light units, contrasting worktops and integrated electric hob and oven.

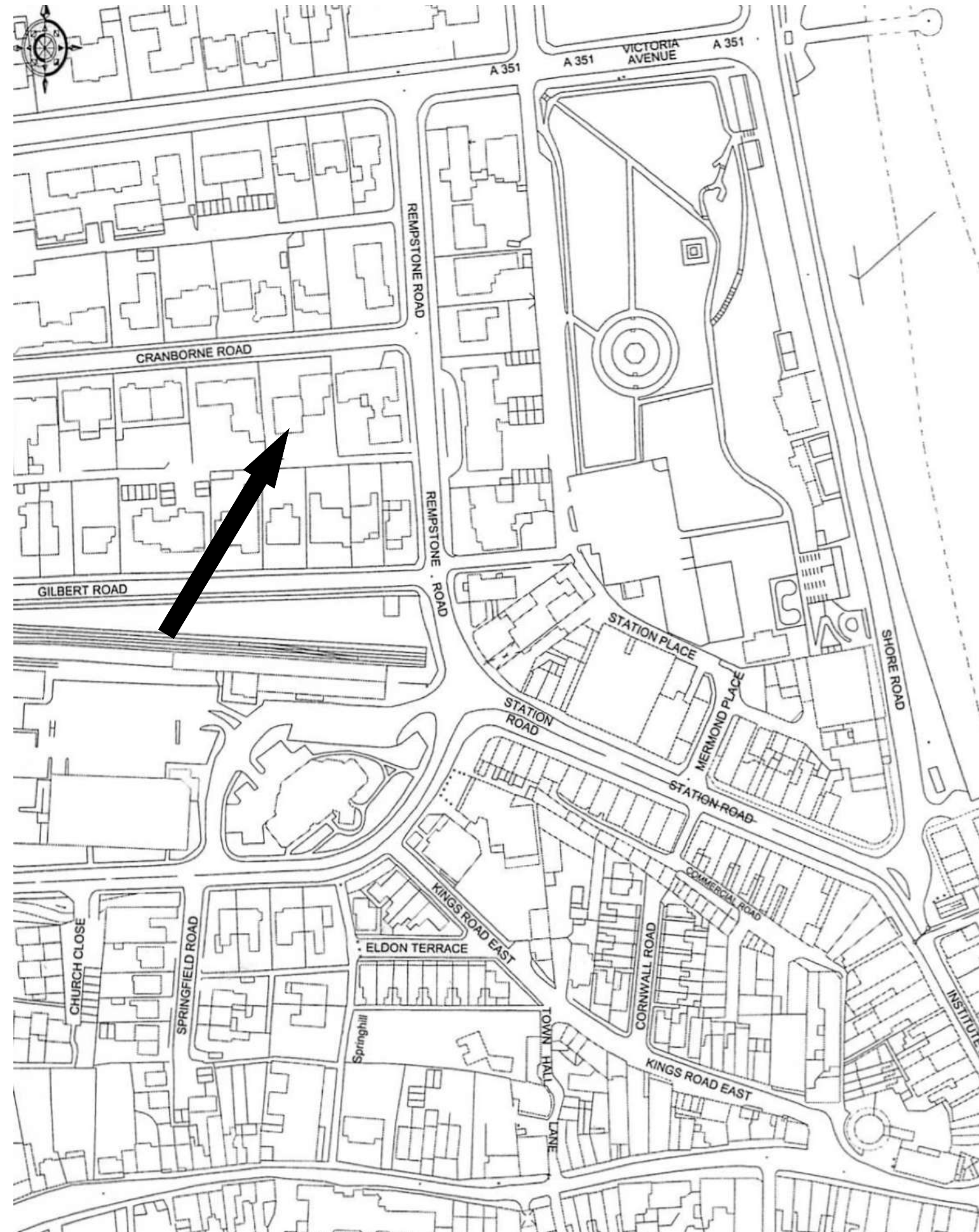
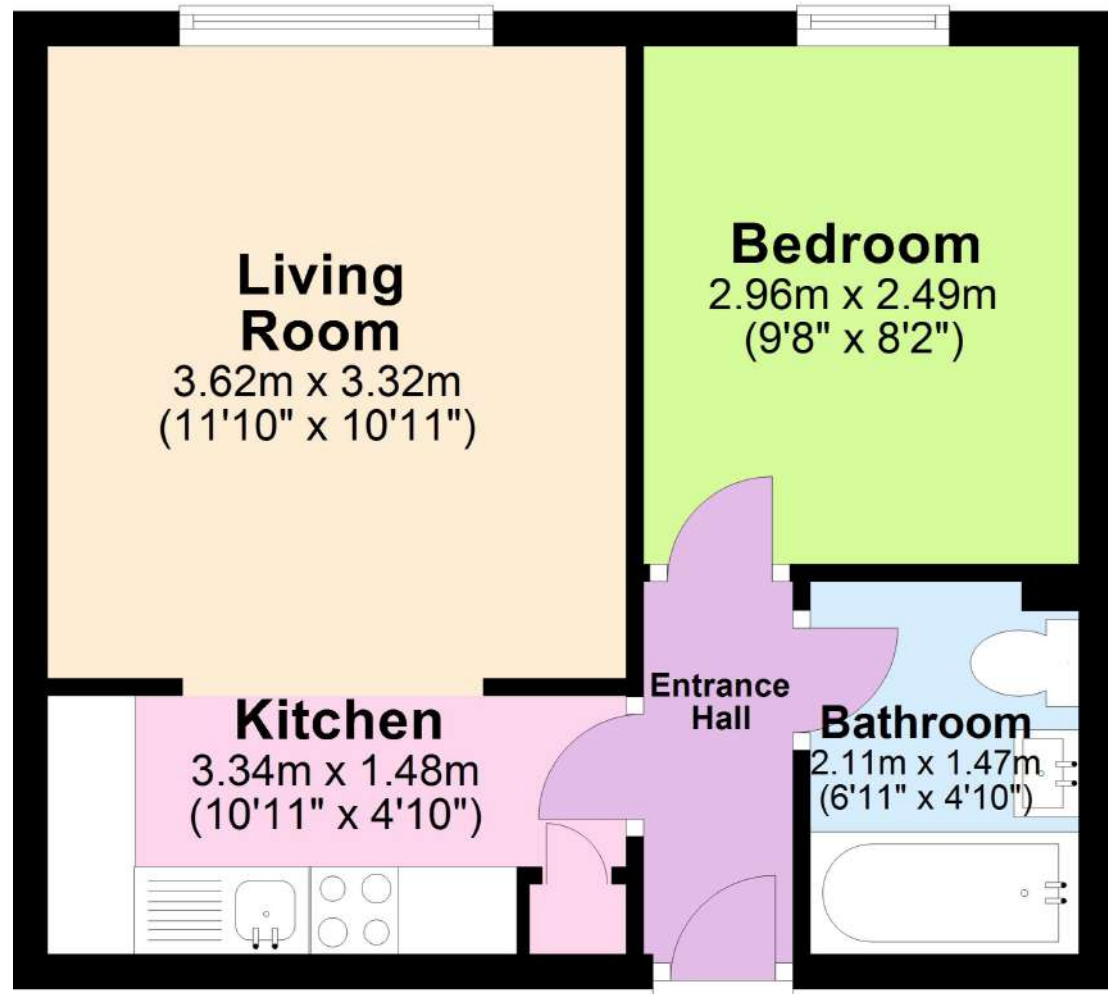
The double bedroom is also South facing. The modern bathroom, is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, the attractive communal front garden is mostly laid to lawn with flower and shrub borders. Allocated parking space at the rear of the property for one vehicle.

TENURE Shared Freehold. 999 year lease from March 2005. Shared maintenance liability which currently amounts to £600 per annum. Lettings and pets are not permitted.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for SATNAV is **BH19 1EA**.

First Floor



Total Floor Area Approx. 31m² (333 sq ft)



Scan here to view video tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	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.

