



Corbens



1 ISLAND VIEW, REMPSTONE ROAD, SWANAGE  
£470,000 Shared Freehold

This spacious apartment is situated on the ground floor of a small purpose built block which stands in the centre of Swanage approximately 150 metres from the sea front and main shopping thoroughfare. Island View was constructed around 2004 of brick and has private parking at the rear.

The property offers well planned accommodation with a good sized living room, and is located in the heart of the town with the benefit of an easily maintained, personal courtyard garden and off-road parking for 2 vehicles.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

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

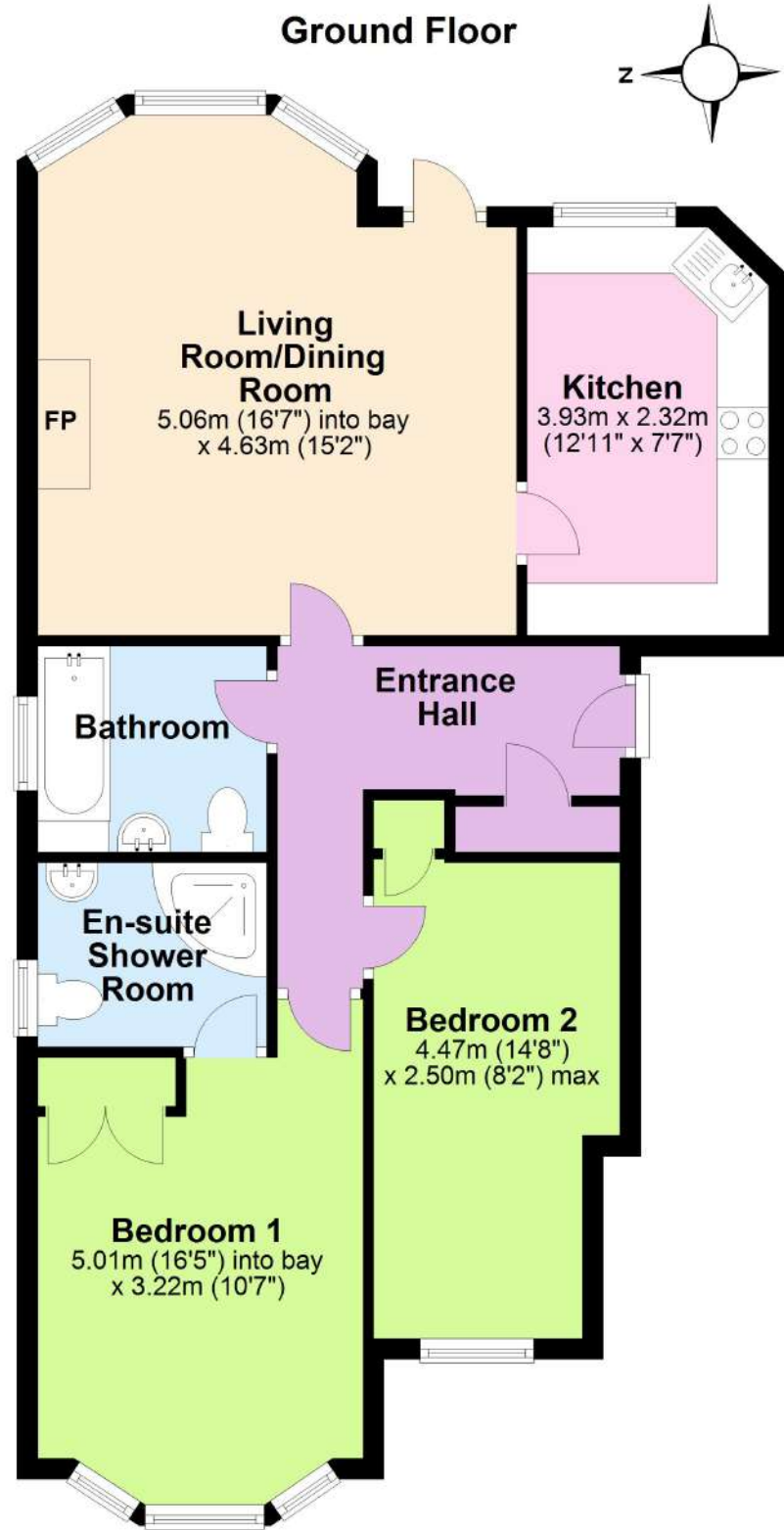


The entrance hall welcomes you to this well presented ground floor apartment and leads to the good sized living room with large bay window, electric fire set in attractive surround and door leading to the personal courtyard garden. The kitchen is fitted with an extensive range of cream units, contrasting worktops and integrated appliances.

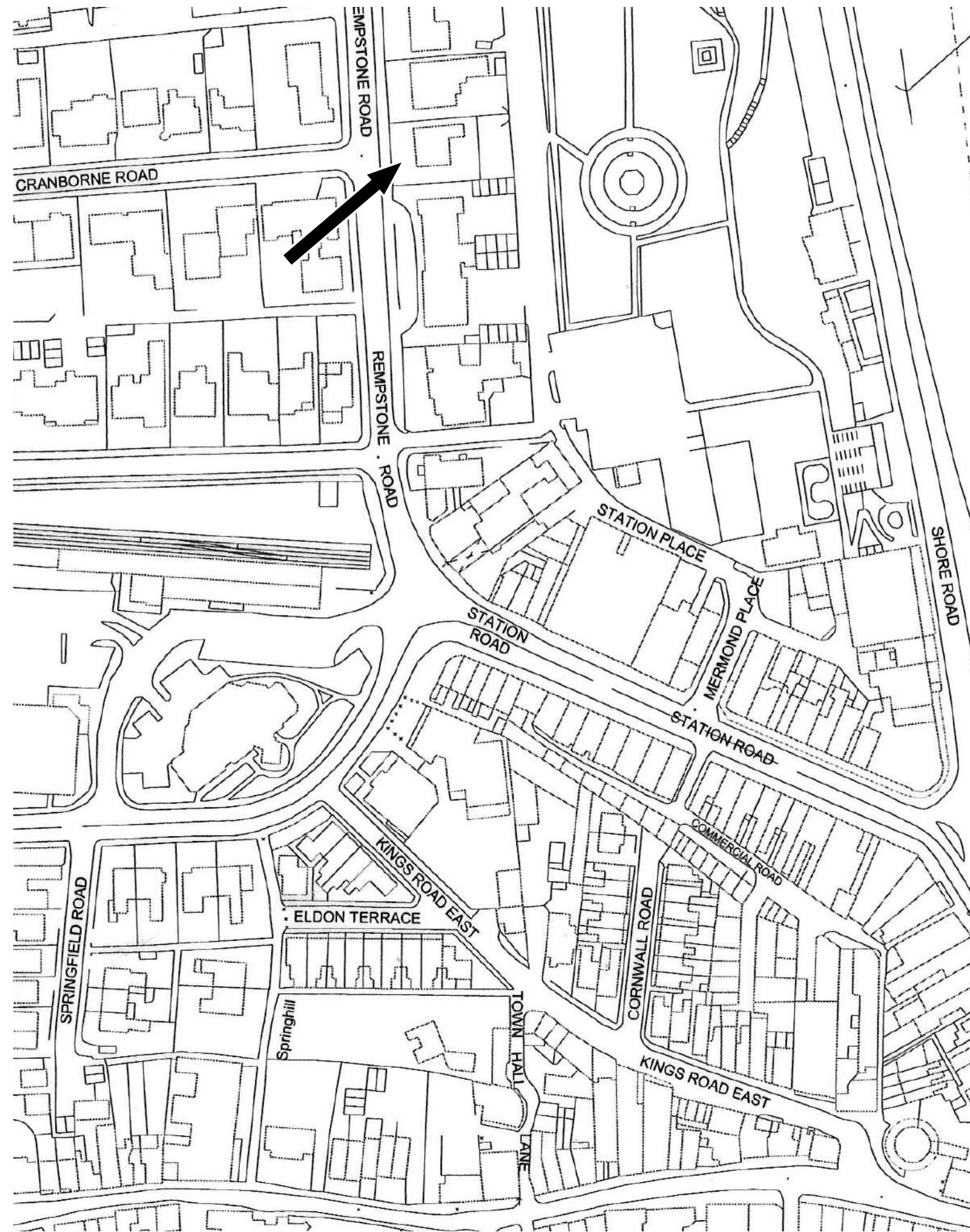
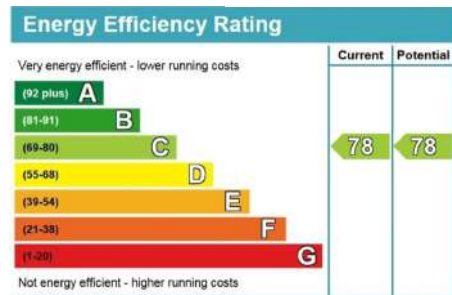
There are two double bedrooms; the master is particularly spacious and is situated at the front of the property with large bay window and has the benefit of an en-suite shower room. Bedroom two is also at the front of the building and is of irregular shape. The family bathroom, fitted with a white suite completes the accommodation.

Outside, the apartment has a large personal courtyard with gated entrance and two dedicated parking spaces which are accessed via Horsecliffe Lane.

**TENURE** Whilst technically held on a 125 years lease from 2004 the lessees have acquired the freehold of the building and administer the day to day running of the block. There is a shared maintenance liability which currently amounts to £1,050, paid in two equal half yearly instalments. Long lets are permitted, holiday lets and pets are not.



Total Floor Area Approx. 75m<sup>2</sup> (807 sq ft)



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.



Location -150m from the beach

