



**7 KINGSLEY HALL, ULWELL ROAD, SWANAGE**  
**Guide £625,000 Leasehold**

This immaculately presented penthouse apartment is situated in a prime location at North Swanage and commands panoramic views over Swanage Bay to the Pier and the Isle of Wight in the distance. The beach and open countryside are close by and the town centre is approximately three quarters of a mile distant.

The penthouse has been stylishly redesigned by the current owners and offers contemporary modern spacious living with luxury fixtures and fittings throughout. Without doubt, the open plan living room/dining room/kitchen which spans the full width of the apartment will be the central hub of this apartment. It has a balcony leading off to enjoy the exceptional views.

Kingsley Hall is a substantial detached Edwardian property standing in its own grounds just off the sea front. It was converted and divided into separate individual apartments during the mid 1990s.

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 cottages and more modern properties, all of which blend in well with the peaceful surroundings.

Viewings must be accompanied and are strictly by appointment through Corbens, 01929 422284. Postcode for SATNAV **BH19 1LH**.

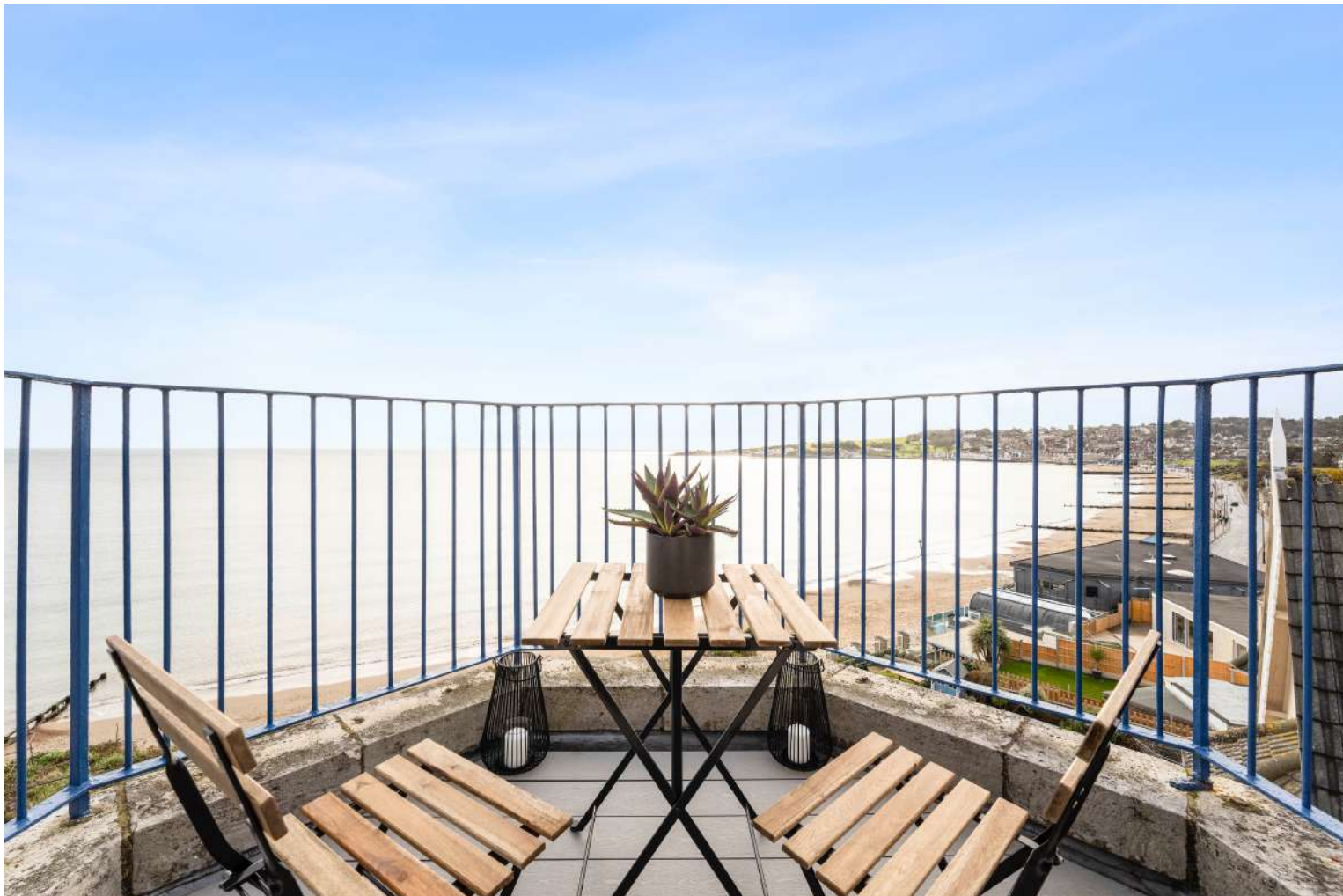


Upon entering the apartment, the entrance hall leads directly to the generously sized open plan living room/dining room and kitchen with access to the balcony which commands panoramic views over Swanage Bay to the Pier and the Isle of Wight in the distance. The kitchen units are a stylish mix of grey and white gloss and complemented with a range of integrated appliances.

There is a short flight of steps leading to two double bedrooms. The master bedroom has views of the sea, fitted mirrored wardrobes and an en-suite shower room. Bedroom 2 has views over the rooftops of Ballard Down. A modern family bathroom completes the accommodation.

The East and Western aspects allow for ample light to permeate throughout the apartment. Other features include double glazing, wooden flooring to the living room/dining room/ kitchen, carpets to the bedrooms and fully tiled bathrooms. The apartment comes with one allocated parking space.

**Tenure:** Shared Freehold. 125 year lease from 1994 (owners are in the process of extending the lease). Ground Rent Nil. Maintenance charge £1,500 per annum. Long lets are permitted (holiday lets are not). Pets are at the discretion of the management company.



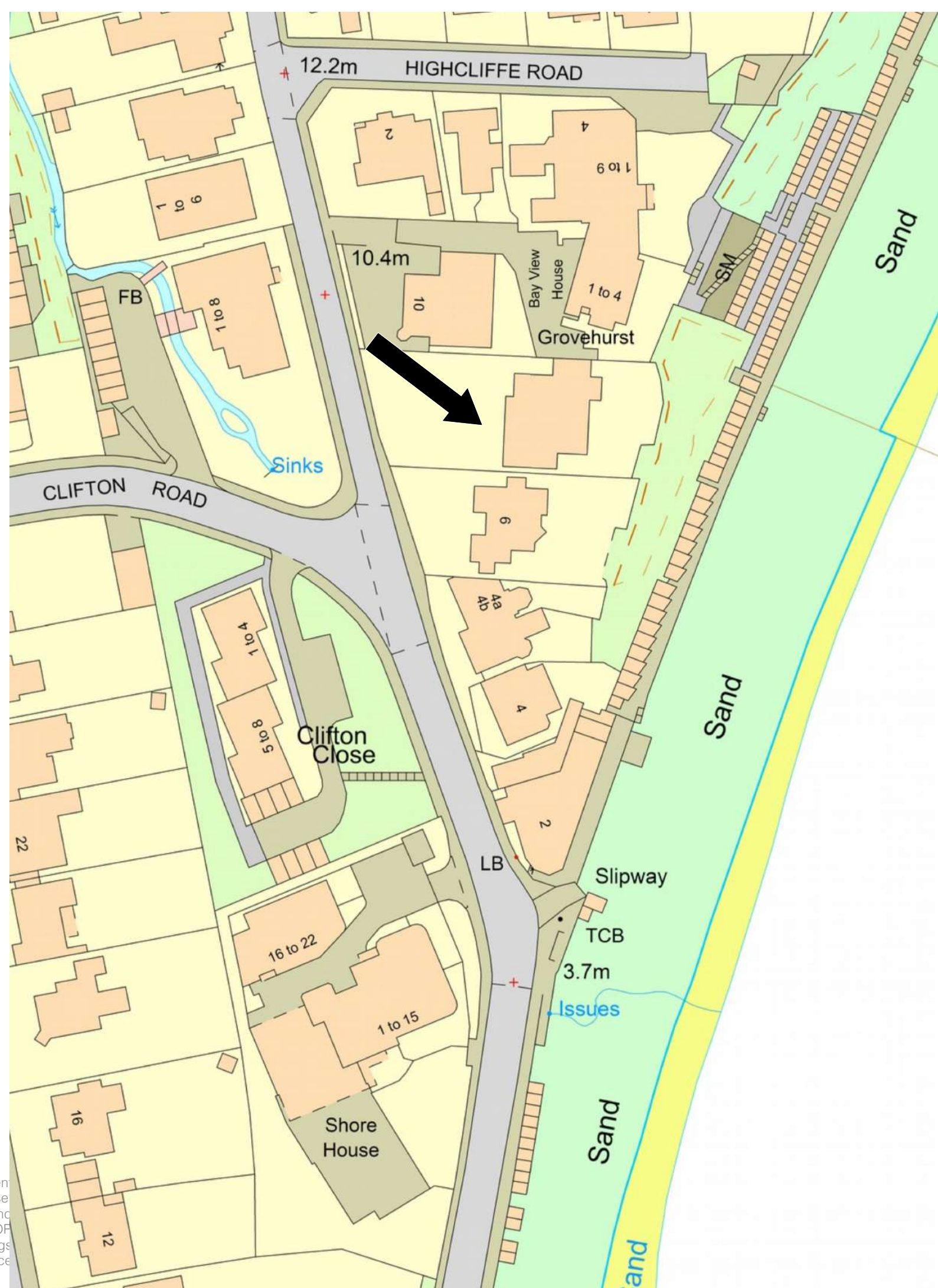
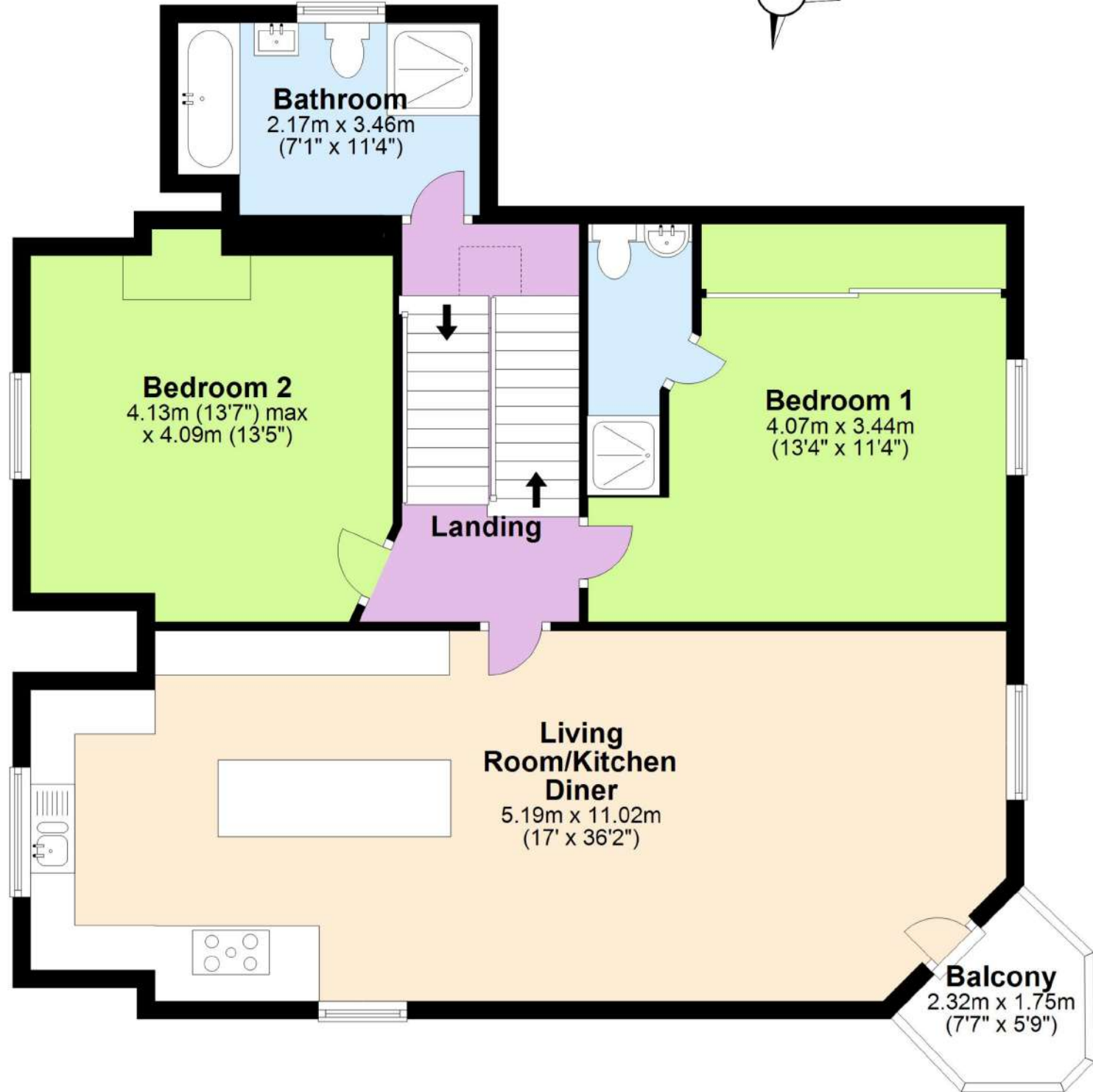
Property Reference ULW1750

Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Total Floor Area Approx. 101m<sup>2</sup> (1,087sq ft)

Top Floor



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.

