



7A THE SQUARE, SWANAGE
£240,000 Leasehold

This spacious maisonette has the considerable advantage of being located in the heart of the town centre, with views over the lower High Street and is within 50 metres of the award winning beaches on the sea front.

The accommodation is arranged on the first and second floors of a substantial late Victorian building, which is thought to date back to the turn of the 20th Century. It is constructed of brick with Purbeck stone details to the front elevations. The ground floor of the premises comprises a retail outlet, currently occupied by the RNLI and Dream Cottages.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills and offering a wealth of attractions, including its Blue Flag Award sandy beach. Walkers and cyclists can access the Durlston Country Park on the Southern side of the town, which is renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for **SATNAV** is **BH19 2LJ**.



The accommodation is generously sized and is particularly light with most aspects South East facing. It has a personal entrance with stairs leading to the first floor accommodation.

The good sized living room has two large windows with views down the lower High Street. It has the benefit of an open fireplace with tiled surround. Leading off, the kitchen/dining room also has two large windows with similar views to the living room. It is fitted with a range of units, Range oven and has access to an understairs storage cupboard. The bathroom completes the accommodation on this level. The first floor landing has access to the fire escape.

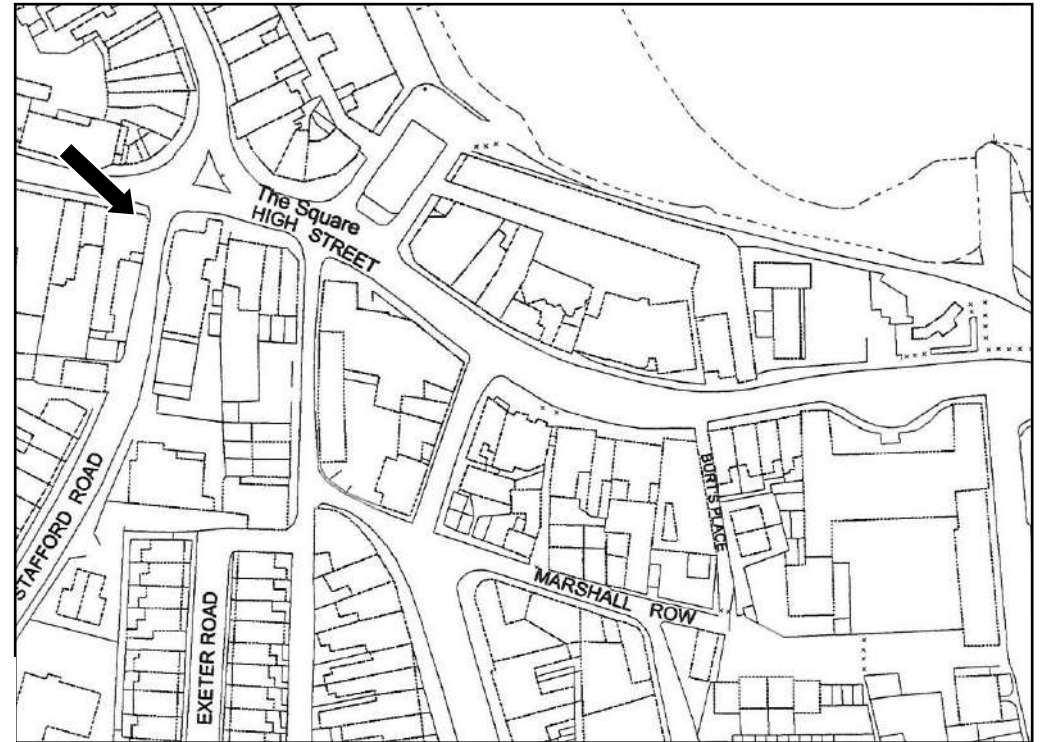
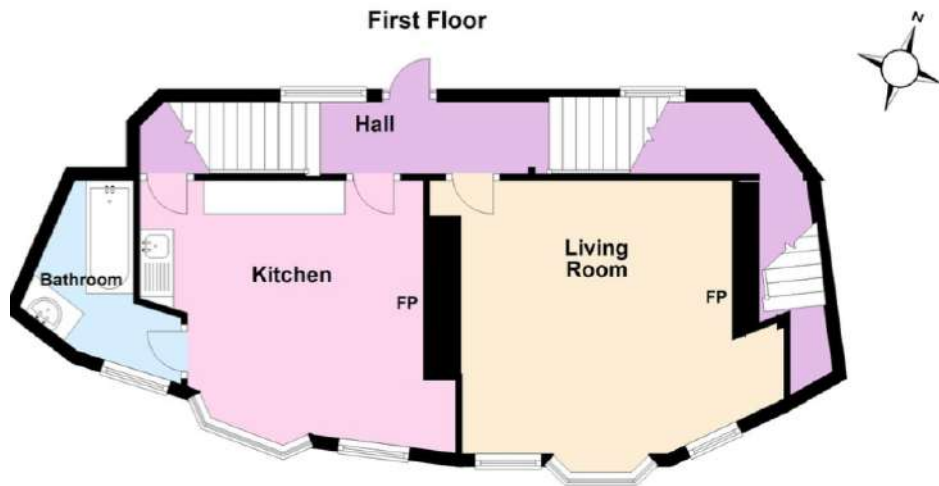
On the second floor, there are two double bedrooms, and a cloakroom. There is a recessed airing cupboard on the landing with access to the loft.

TENURE: Leasehold.

Lease term 189 years, commencement date 10th April 1987.

Shared maintenance liability on an as and when basis. The last payment being 25 November 2021 £623.13. Ground Rent £25pa.

Long lets are permitted. Pets at the discretion of the freeholder.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Property Ref: SQU1744

Council Tax Band B

Due to the irregular shape of the property the floor plan is for illustration purposes only and is not to scale
Total Approximate Floor Area 97 m² (1,044 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.

The Square, Swanage

