



**APARTMENT 1, HOLLY OAK HOUSE, DURLSTON ROAD, SWANAGE
£475,000 SHARED FREEHOLD**

This impressive modern luxury ground floor apartment is situated in an excellent position on the southern outskirts of Swanage, close to Durlston Country Park. Holly Oak House is a prestigious development comprising three apartments built in 2014. The apartment has been stylishly designed using intelligent use of space with luxury fixtures and fittings throughout, complementing the contemporary spacious living style.

There are many fine features of this exceptional apartment including the personal garden to the front of the property, private entrance, superb open plan living room with feature circular bay dining area and single parking space. It also has the benefit of a high energy efficiency rating.

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. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

Property Reference DUR1768

Council Tax Band E



Upon entering the apartment from your own personal entrance, the spacious hall leads to the open plan living room/dining room and kitchen, which is fully fitted with stylish Leicht German white units and Neff integrated appliances. This area is particularly light with triple aspects allowing ample light to permeate throughout and it has wooden flooring. The superb feature circular bay dining area has some views of Swanage Bay and views over the garden. There are three double bedrooms, with the master benefitting from an en-suite shower room. The family bathroom suite completes the accommodation; both suites have been fitted with quality fittings.

Outside there is a good sized personal garden to the front of the property which is lawned with mature shrubs and trees. At the rear of the property is a dedicated parking space approached from Purbeck Terrace Road.

Tenure: Shared Freehold. 999 year lease from 2014. Current maintenance charge £1,000 pa. All lets permitted. Pets at the discretion of the management.

This is a rare opportunity to acquire a luxury garden apartment at Durlston and a viewing is highly recommended to appreciate. Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. Post Code for SATNAV is **BH19 2DL**.





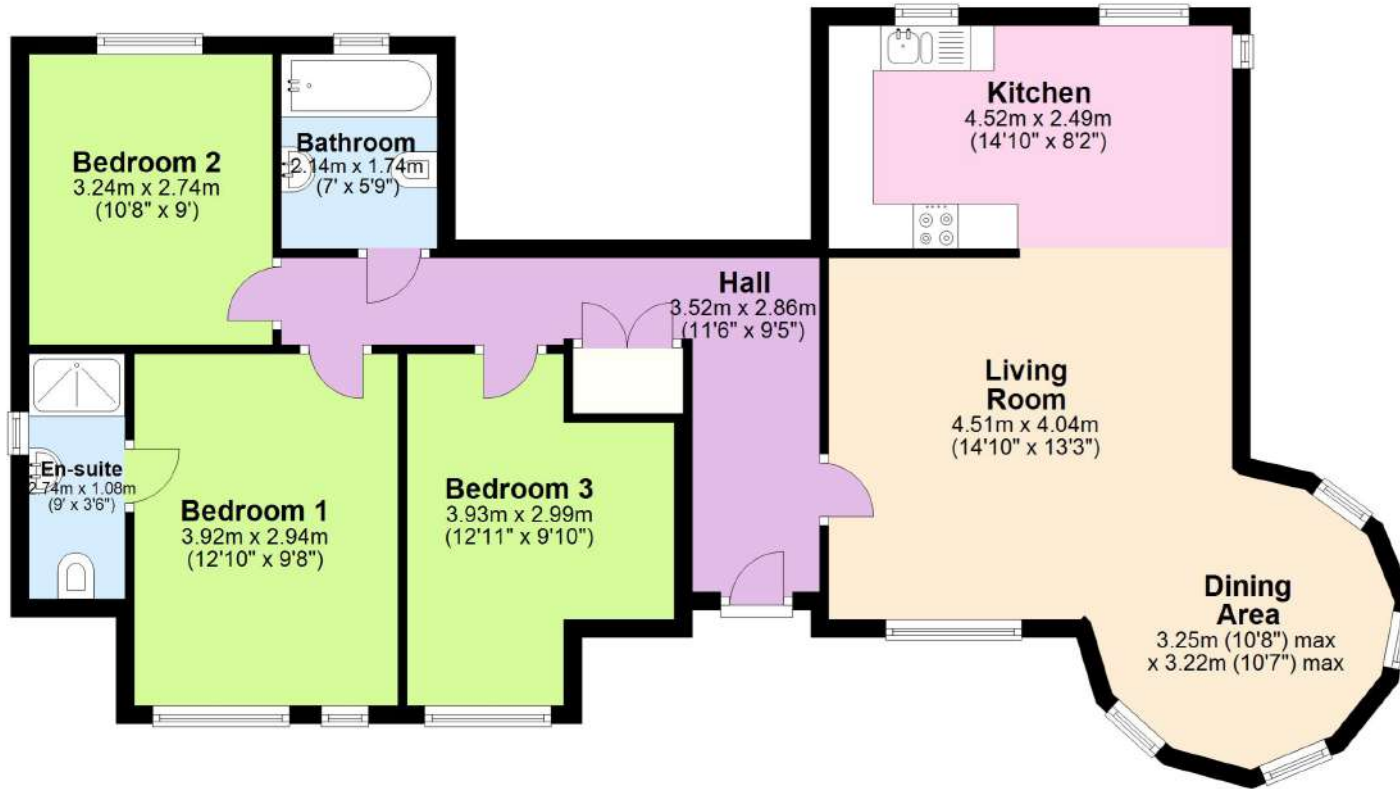


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Total Floor Area Approx. 95m² (1,022.5 sq ft)

Ground 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.



83

99

89

El Sub Sta

1

91

Glencorse

1b

1a

White Lodge

18

46.3m

1 to 10

4

6

6a

7

5

Stonecroft

6

Dawn Cottage

1 to 3
6a

8

7

7a

9

11

RACE ROAD

GROSVENOR ROAD

DURLSTON ROAD

0m 25.0m

50.0m

