

**Apts 1-6 LYONS HOUSE, 7 STATION PLACE, SWANAGE**  
**From £250,000 Leasehold**

'Lyons House' is a development of 6 apartments situated above commercial premises in the heart of the town approximately 100 metres from the seafront and beach and a short distance from the Steam Railway station and main shopping thoroughfare.

The original property comprised a three storey detached building constructed in 1948, and a fourth storey was added in the 2017 creating two further apartments designed by award winning architects Munden Robinson.

The apartments have been successfully holiday let for a number of years and each offer extremely stylish, spacious accommodation with views across the recreation ground to Swanage Bay and Ballard Down. Allocated parking is available with the second and third floor apartments and each flat will have the benefit of a new 150 year lease and BLP warranty.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, 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. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.



#### **Apartment 1 - First Floor - £250,000**

The L-shaped entrance hall with fitted storage cupboards leads through to the good sized living room situated at the rear of the property. The kitchen is fitted with a modern range of white gloss units, contrasting worktops and integrated appliances and has ample room for a breakfast table. Sliding doors open to the South facing balcony.

The two South facing double bedrooms, and stylish modern bathroom including bath with shower over complete the accommodation.

#### **Apartment 2 - First Floor - £250,000**

The entrance hall has a range of fitted cupboards and shelving and leads through to the open plan living room/kitchen. The kitchen area is fitted with a stylish range of light grey units, light worktops and integrated appliances. The South facing living area has ample space for a dining table and sliding doors opening to the balcony.

The two double bedrooms, situated at the rear of the building, and the modern bathroom including bath with shower over complete the accommodation.



### **Apartment 3 - Second Floor - £275,000 - SALE AGREED**

The L-shaped entrance hall has the benefit of fitted storage cupboards. Leading off, the good sized living room is situated at the rear of the property and has some views across the recreation ground to Swanage Bay in the distance. The kitchen is fitted with a modern range of white gloss units, contrasting worktops and integrated appliances, and sliding doors open to the South facing balcony.

The two South facing double bedrooms, and stylish modern bathroom including bath with shower over completes the accommodation. Allocated parking space.

### **Apartment 4 - Second Floor - £295,000**

The entrance hall has a range of fitted cupboards and shelving and leads through to the open plan, South facing living room/kitchen with ample space for a dining table and sliding doors open to the balcony. The kitchen is fitted with a stylish range of light grey units, worktops and integrated appliances.

The two double bedrooms both have some views of the sea across the recreation ground. The family bathroom including bath with shower over completes the accommodation. Allocated parking space.

### **Apartment 5 - Third Floor Penthouse - £345,000**

The exceptionally spacious, open plan living room/kitchen spans the entire depth of the building. The living area enjoys views across the recreation ground to Swanage Bay and Ballard Down in the distance. The kitchen area is fitted with a range of light grey units, light worktops, integrated appliances and has sliding doors to the South facing balcony.

The two double bedrooms are both South facing and bedroom two has sliding doors to the balcony. The stylish integral bathroom completes the accommodation. Allocated parking space.

### **Apartment 6 - Third Floor Penthouse - £325,000**

The open plan living room/kitchen is exceptionally spacious spanning the entire depth of the building. The living area enjoys views across the recreation ground to Swanage Bay and Ballard Down in the distance. The kitchen area is fitted with a range of white gloss units, contrasting worktops, integrated appliances and has sliding doors to the South facing balcony.

There are two double bedrooms, the master enjoys similar views to the living room whilst bedroom two is South facing. The integral bathroom completes the accommodation. Allocated parking space.





### 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>	56	58
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Apt 1 - Total Floor Area Approx. 66m<sup>2</sup> (710 sq ft)

### Tenure

Leasehold. Each apartment will be offered on a new 150 year lease. Ground Rent Nil. Maintenance Charge Estimated May 2023 - May 2024 £1,500 each apartment plus buildings insurance £350. All lettings permitted, pets at the discretion of the Management Company.

### Council Tax

To be Assessed.

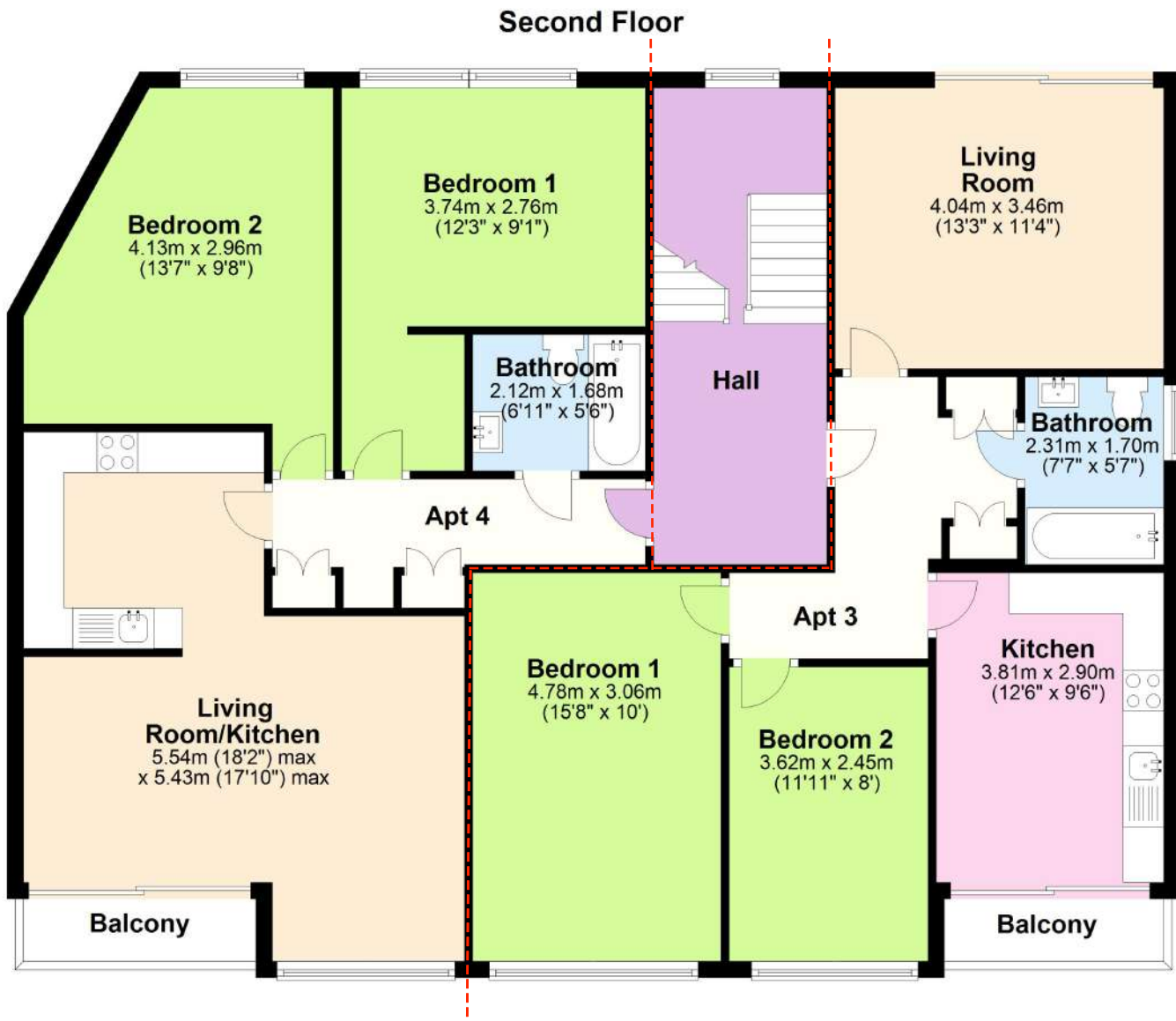
### Viewings

Strictly by appointment through the Agents, **Corbens, 01929 42284**. The postcode for this property is **BH19 1DQ**.

### Energy Efficiency Rating

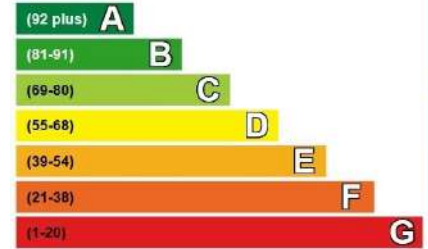
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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



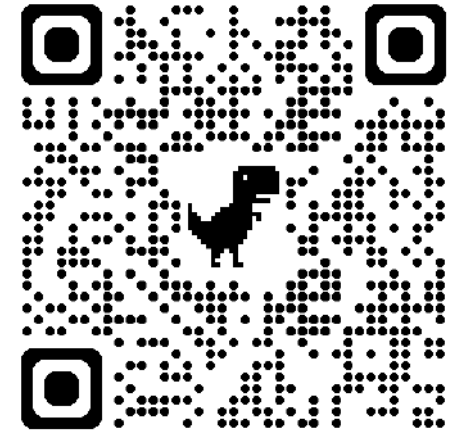
### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
74	75

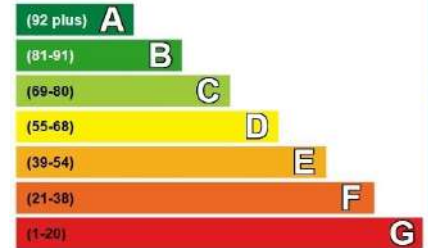
Apt 3 - Total Floor Area Approx. 66m<sup>2</sup> (710 sq ft)



Scan to View Video Tour

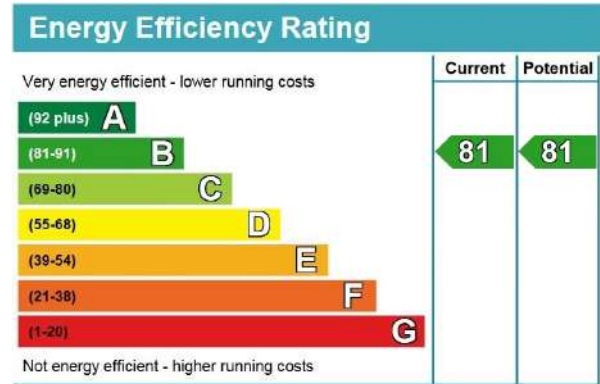
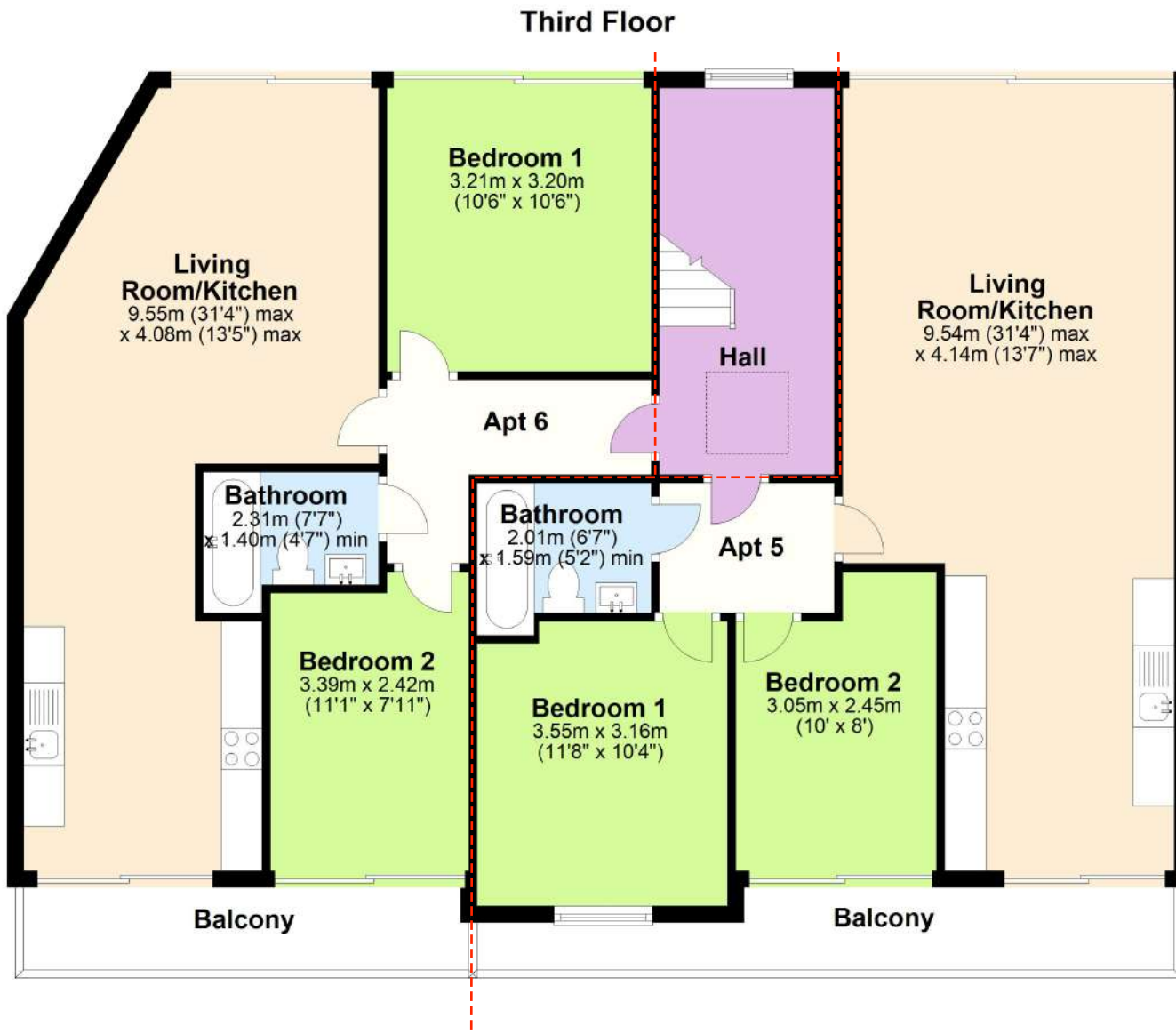
### Energy Efficiency Rating

Very energy efficient - lower running costs

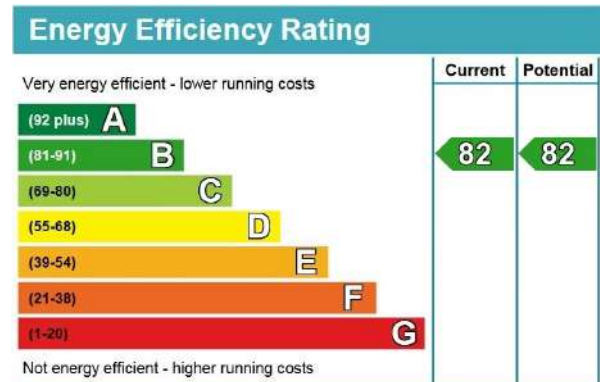


Current	Potential
80	81

Apt 4 - Total Floor Area Approx. 75m<sup>2</sup> (807 sq ft)



Apt 5 - Total Floor Area Approx. 62m<sup>2</sup> (667 sq ft)



Apt 6 - Total Floor Area Approx. 61m<sup>2</sup> (657 sq ft)

