



FLAT 3, 44 VICTORIA AVENUE, SWANAGE
£399,950 Leasehold

This superior apartment is situated on the first floor of a small block of flats, conveniently located in a good residential area approximately one third of a mile level distance from the town centre and beach. The original building dates back to the early part of the 20th Century and was substantially extended and converted into separate flats in 2003.

Flat 3, 44 Victoria Avenue offers particularly spacious accommodation with southerly views across the town, Swanage Steam Railway and open country. It also has the considerable advantage of 3 bedrooms and a single garage with parking in front.

The seaside resort of 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 mix of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref VIC1765

Council Tax Band D



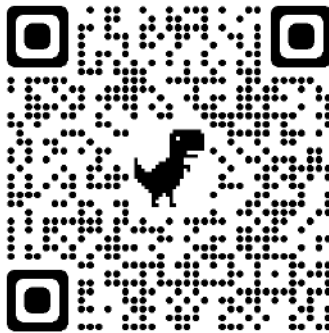
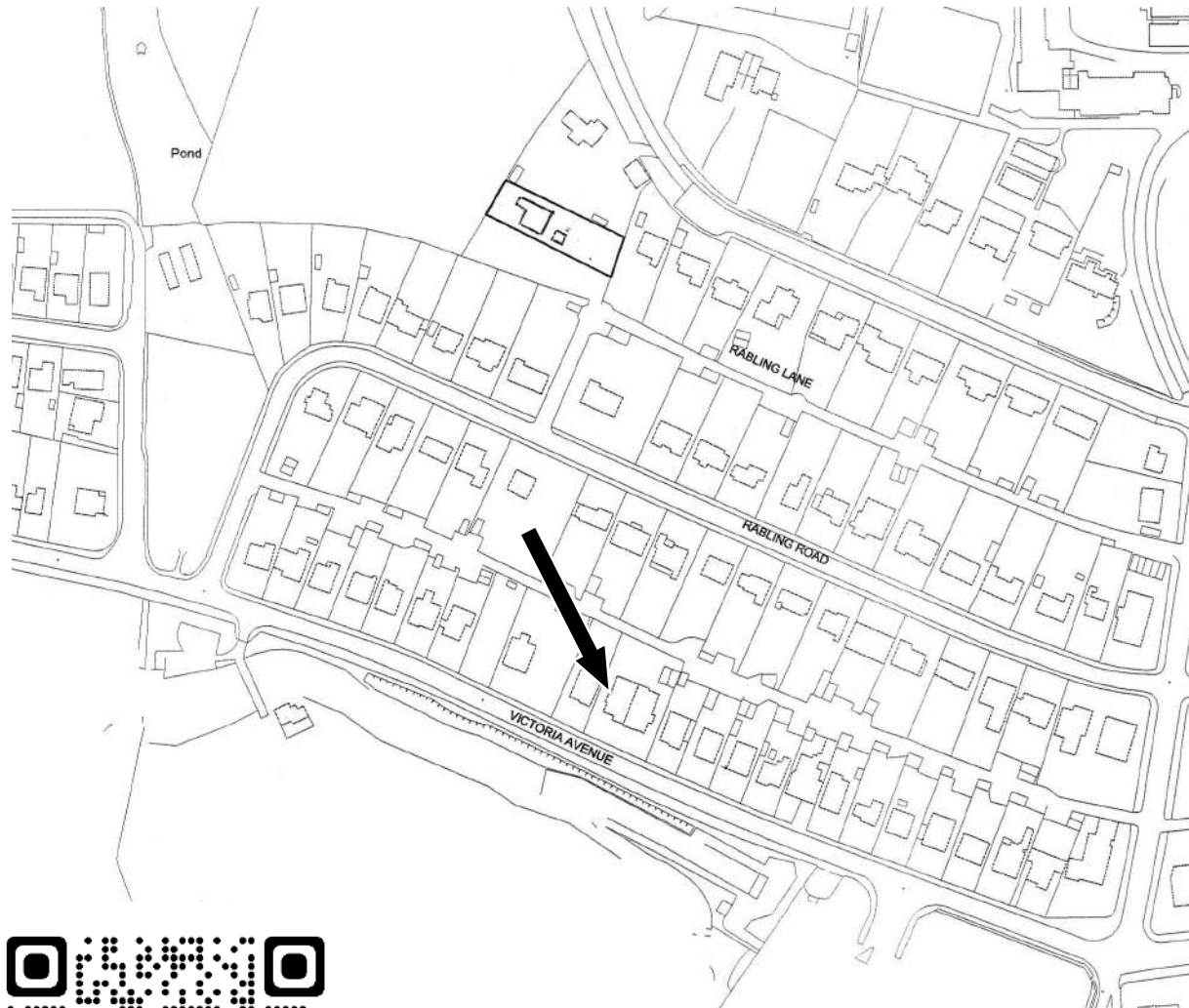
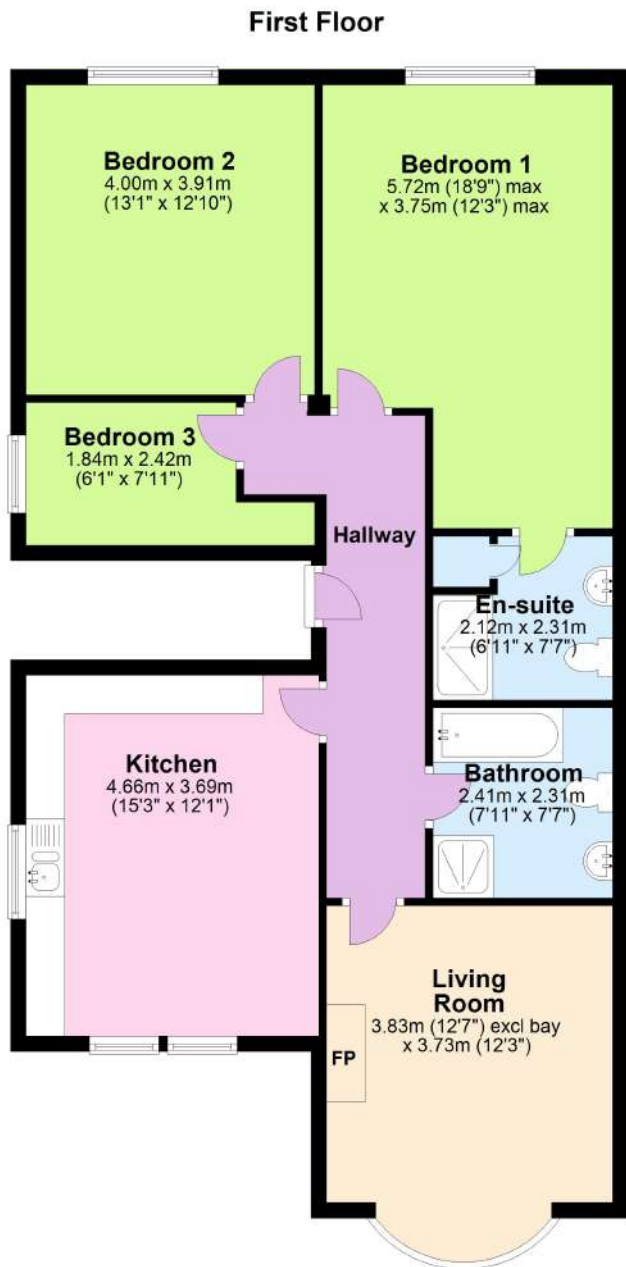
The entrance hall welcomes you to this first floor apartment and leads through to the spacious living room with South facing bow window enjoying views across the town, Swanage Steam Railway and open country. The kitchen enjoys similar views to the living room and is fitted with an extensive range of light wood effect units, contrasting worktops and has ample room for a dining table and chairs.

The master bedroom is exceptionally spacious and has the benefit of an en-suite shower room. Bedroom two is also a spacious double at the rear of the property; bedroom three faces West. The family bathroom is fitted with a white suite including bath and separate shower cubicle.

Outside, the communal grounds are partially laid to lawn with flower borders and a paved patio area to the rear. A single garage, with parking in front is accessed via a rear service lane.

TENURE Leasehold. 125 year lease from 29 September 2002. Ground Rent £125pa, shared maintenance liability which is due to increase to £700pa later this year. All lettings permitted, pets at the discretion of the Management Company.

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



Scan to View Video Tour

Total Floor Area Approx. 94m² (1,012 sq ft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

