



**7 DOLPHIN COURT, NORTHBROOK ROAD, SWANAGE**  
**£320,000 Shared Freehold**



This modern ground floor apartment is situated in a small purpose built block which forms part of a larger development standing in a fine residential position close to Beach Gardens and some 500 metres from the beach via Battlegate Chine. 'Dolphin Court' was constructed around 1976 and is of traditional cavity construction with cement rendered external elevations under a tiled roof.

7 Dolphin Court is immaculately presented throughout and has the advantage of its own private entrance, a good size living/ dining room, two double bedrooms, double glazing, gas central heating, well tended grounds, a parking space and a single garage.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

**VIEWING** Strictly by appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1QJ**.

Property Ref NOR1791

Council Tax Band C



You are welcomed into this stylish ground floor apartment by its own private entrance into a bright, tiled entrance hall with airing cupboard and leading off, the spacious living/ dining room facing East and featuring a large picture window and attractive ornamental fireplace. The dual aspect tiled kitchen is fitted with a range of cream units, contrasting worktops and has an integrated electric oven, induction hob, washing machine, dishwasher, large fridge freezer and blue tooth speaker.

There are two double bedrooms, both are West facing and have the benefit of built-in wardrobes and Venetian and blackout blinds. The fully tiled bathroom is fitted with a modern suite including panelled bath with shower over and sink vanity unit.

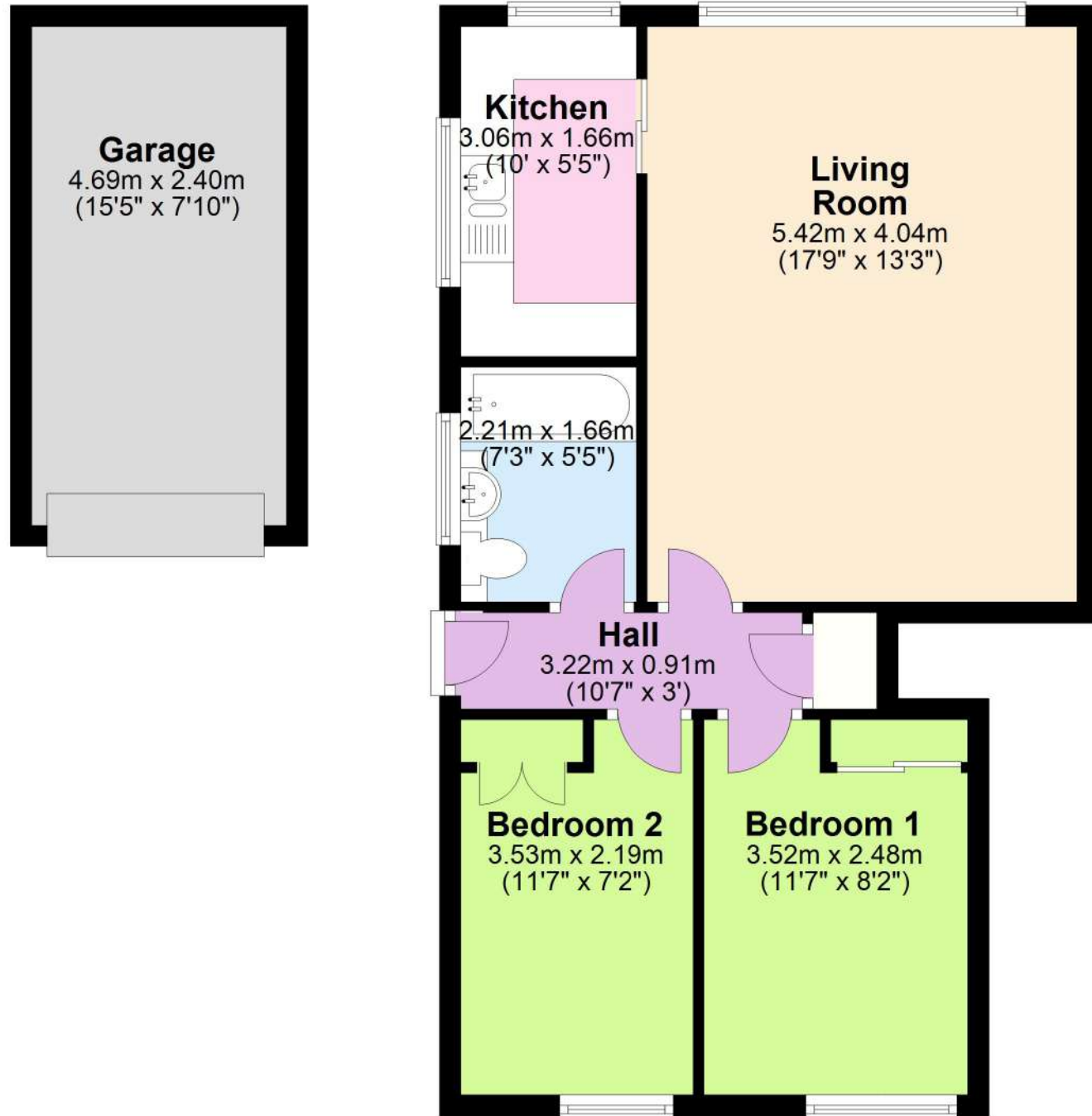
Outside there are well tended communal gardens, which are mostly laid to lawn with flower/shrub beds, an airing area for washing and a residents parking area. There is also a **single garage** measuring 4.69m x 2.4m in the block opposite the flat within development.

**TENURE** Shared Freehold. 999 year lease from 1976. There is a shared maintenance liability which amounted to approx. £700 in 2022. All lettings are permitted, holiday lettings through a management agent only. Pets are at the discretion of the management company.



Total Habitable Floor Area Approx. 57m<sup>2</sup> (614 sq ft)

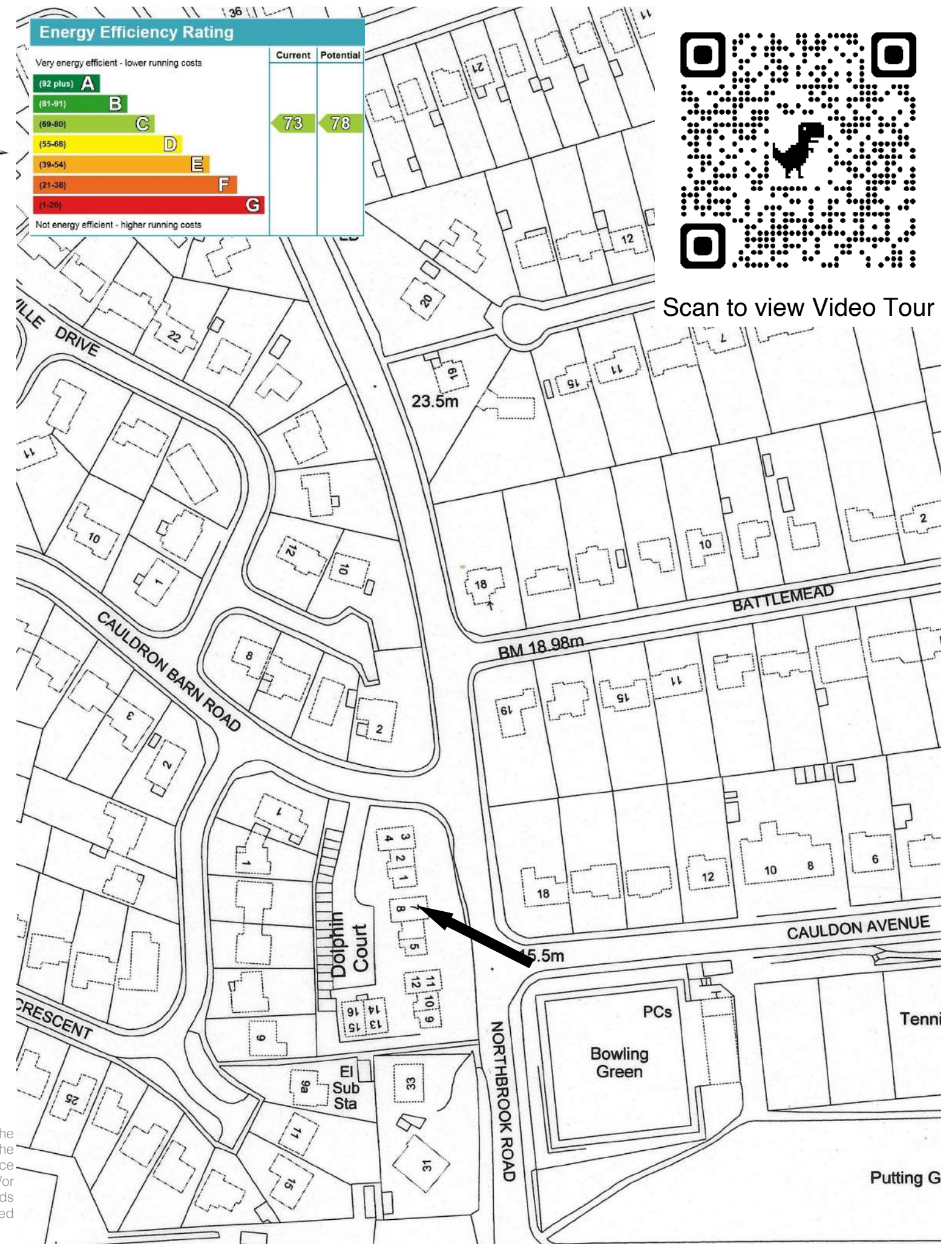
**Ground Floor**



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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>73</b>	<b>78</b>



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