



**11 PEVERIL HEIGHTS, SENTRY ROAD, SWANAGE**  
**£430,000 Shared Freehold**

This superior ground floor apartment is situated in a purpose built block located in a fine position approximately 300 metres from the sea front and adjacent to 'The Downs'. The apartment has good views of Swanage Bay, the Pier and Ballard Down in the distance and it offers spacious, well maintained accommodation with a private balcony and also has the advantage of a garage with electric, light and power.

Peveril Heights is a popular development of a mix of some 30 or so apartments, bungalows and duplex units built in the late 60s/early 70s and stands in its own well maintained grounds with access from Sentry Road. The development is screened by high Purbeck stone walling and is some 500metres from the town square.

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, safe, sandy beach, and is an attractive mixture of old stone cottage 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.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode is **BH19 2AZ**.

Property Ref: SEN1798

Council Tax Band D



The entrance hall leads through to the generously sized living room, with sliding doors opening to the private balcony which enjoys good views over Swanage Bay, the Pier and Ballard Down in the distance. Leading off, the kitchen has similar views and is fitted with a range of units with integrated appliances including electric oven and hob, fridge, freezer, water softener, waste disposal unit, washing machine, and tumble dryer, gas fired central heating boiler and hot water cylinder with immersion heater.

There are two double bedrooms, both with fitted wardrobes, and South facing at the rear of the building. The master bedroom is particularly spacious. The bathroom, fitted with a modern suite including bath with shower over, and a separate WC completes the accommodation.

Outside, the communal grounds are landscaped and mostly laid to lawn with rockery section and mature shrubs and trees. A single garage with electric light and power is situated underneath the building and there is a Tarmac courtyard with visitors parking.

#### **TENURE**

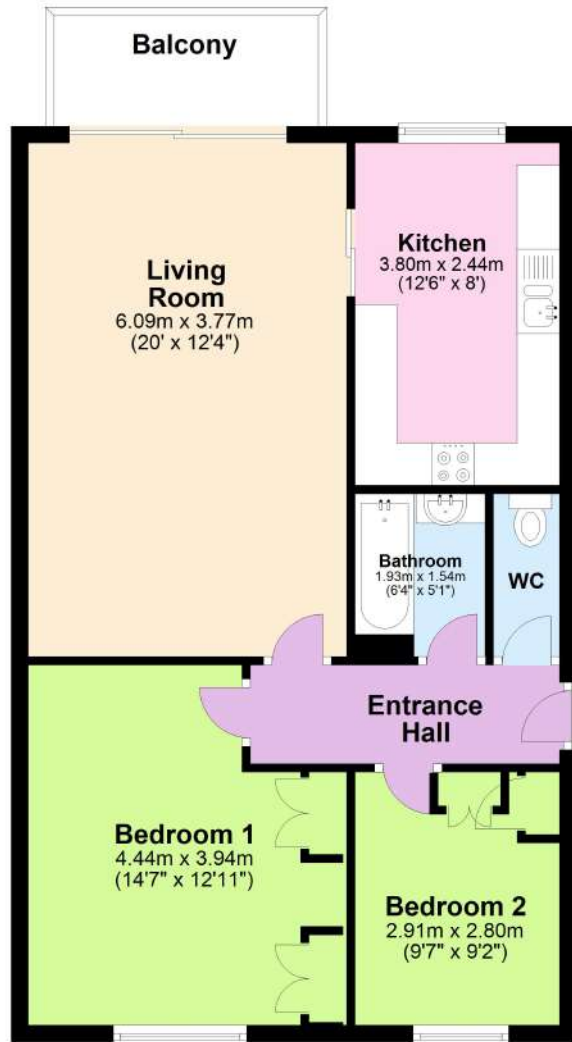
Shared Freehold. 999 year lease from 1970, with a nominal ground rent.

Current Maintenance £1,761 per annum.

Long lets and pets are permitted, holiday lettings are not.

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			
		68	75

### Ground Floor



Total Floor Area Approx 67m<sup>2</sup> (721 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.

