



6 THE GABLES, VICTORIA AVENUE, SWANAGE
£250,000 LEASEHOLD

This immaculately presented first floor flat is conveniently located in an excellent level position in the centre of Swanage, approximately 300 metres from the seafront, town centre and Steam Railway.

The good sized accommodation has been refurbished to a high standard by the current owners and is presented in neutral tones throughout. Of particular note is the stylish bathroom and kitchen with integrated appliances.

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.

VIEWINGS Strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1AN**.

Property Reference VIC1807

Council Tax Band A



The well planned accommodation flows seamlessly from the entrance hall has a storage cupboard and leads directly to the spacious South facing living room. The kitchen has been newly fitted with stylish units in cream, incorporating a breakfast bar and a range of integrated appliances including electric hob, oven, fridge/freezer, washing machine and dishwasher. There are two double bedrooms. Bedroom 1 is at the rear of the apartment and Bedroom 2 has a fitted cupboard and is situated at the front. The bathroom has been fitted with a high quality suite including walk-in shower, bath, wash basin with cupboards under and WC.

Outside, there are communal grounds, mostly laid to lawn with flower border and beds. There is a dedicated parking space at the rear of the building, approached by a service lane.

TENURE

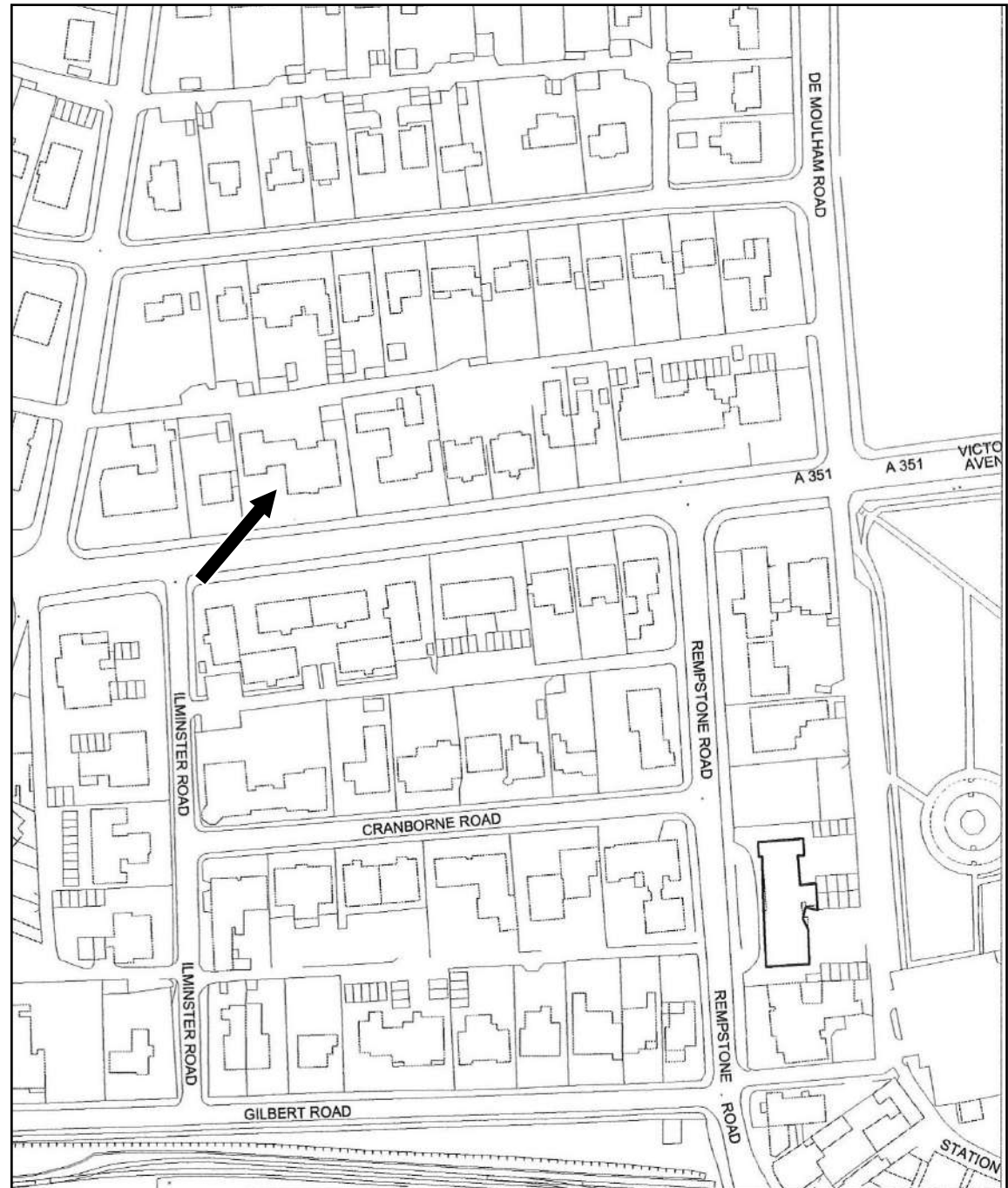
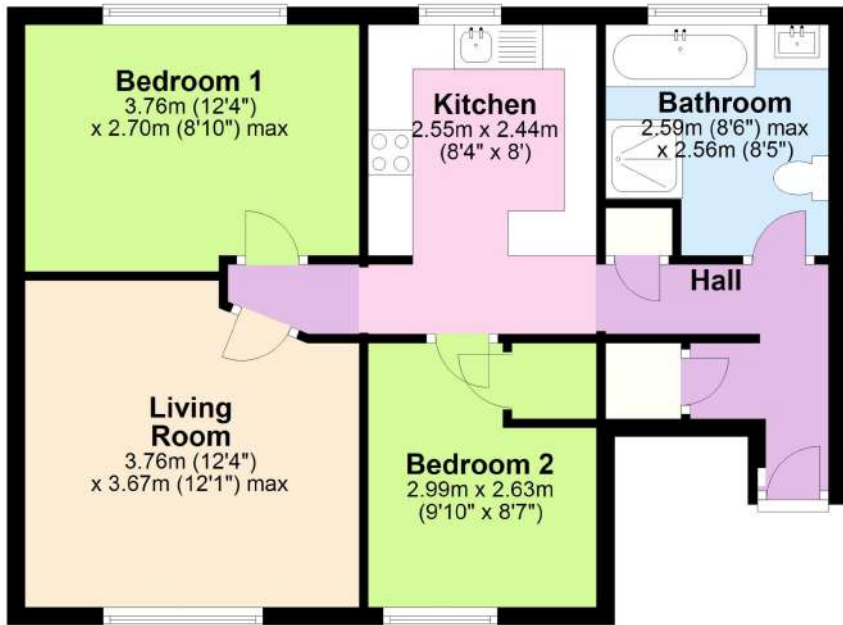
Lease Term 189 years. Commencement date September 2002.

Ground rent £100 per annum.

Current maintenance charge of £1,094.56 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

First Floor



Total Habitable Floor Area - Approx. 54m² (581 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.

