



**8 BURLINGTON COURT, 1 VICTORIA ROAD, SWANAGE**  
**£325,000 Shared Freehold**



This attractive second floor apartment is situated in a substantial detached building which stands on a prominent corner site at North Swanage within easy reach of the beach at Burlington Chine and approximately one mile from the town centre. The original building was constructed around the turn of the 20<sup>th</sup> Century and converted into separate apartments in 2001.

8 Burlington Court is a split level apartment offering spacious and well planned accommodation and has the considerable advantage of an en-suite master bedroom, lift access and a dedicated parking space.

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.

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



The split level entrance hall welcomes you to this top floor apartment and leads through to the dual aspect living room which enjoys views of the Purbeck Hills. The kitchen is fitted with a range of light wood effect units, contrasting worktops and has an integrated gas hob and electric oven.

The master bedroom is a particularly spacious dual aspect room with similar views to the living room. It also has the advantage of an en-suite shower room with large walk-in shower. Bedroom two is also a spacious double and is at the rear of the building. The family bathroom is fitted with a white suite including panelled bath with shower over and completes the accommodation.

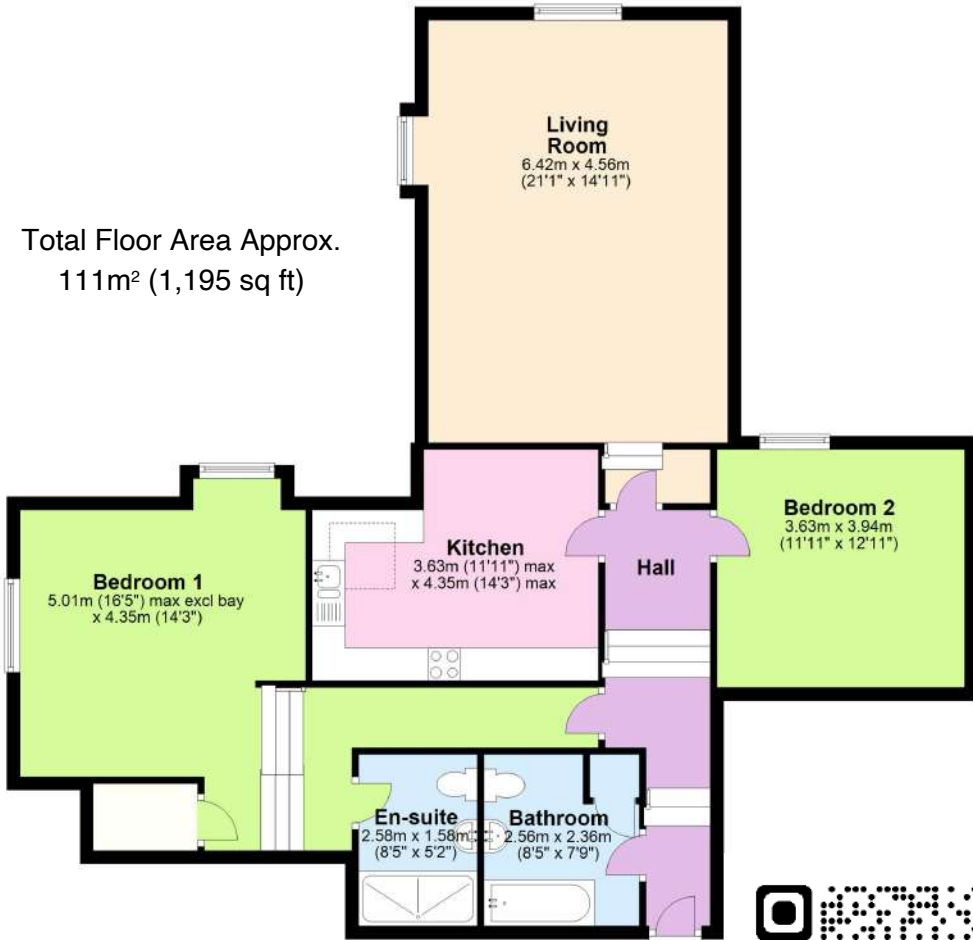
Outside, the communal grounds are partially laid to lawn with shrubs. There is also a dedicated parking space at the front of the property.

**TENURE** Shared Freehold. 125 year lease from 2001. Shared maintenance which amounts to approx. £1,500 per annum. Long lettings permitted, holiday lets are not. Pets at the discretion of the management company.

Property Ref VIC1810

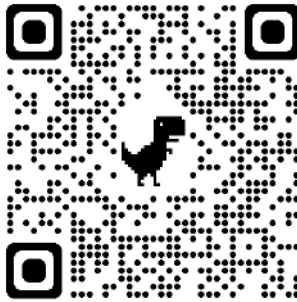
Council Tax Band C

**Second Floor**

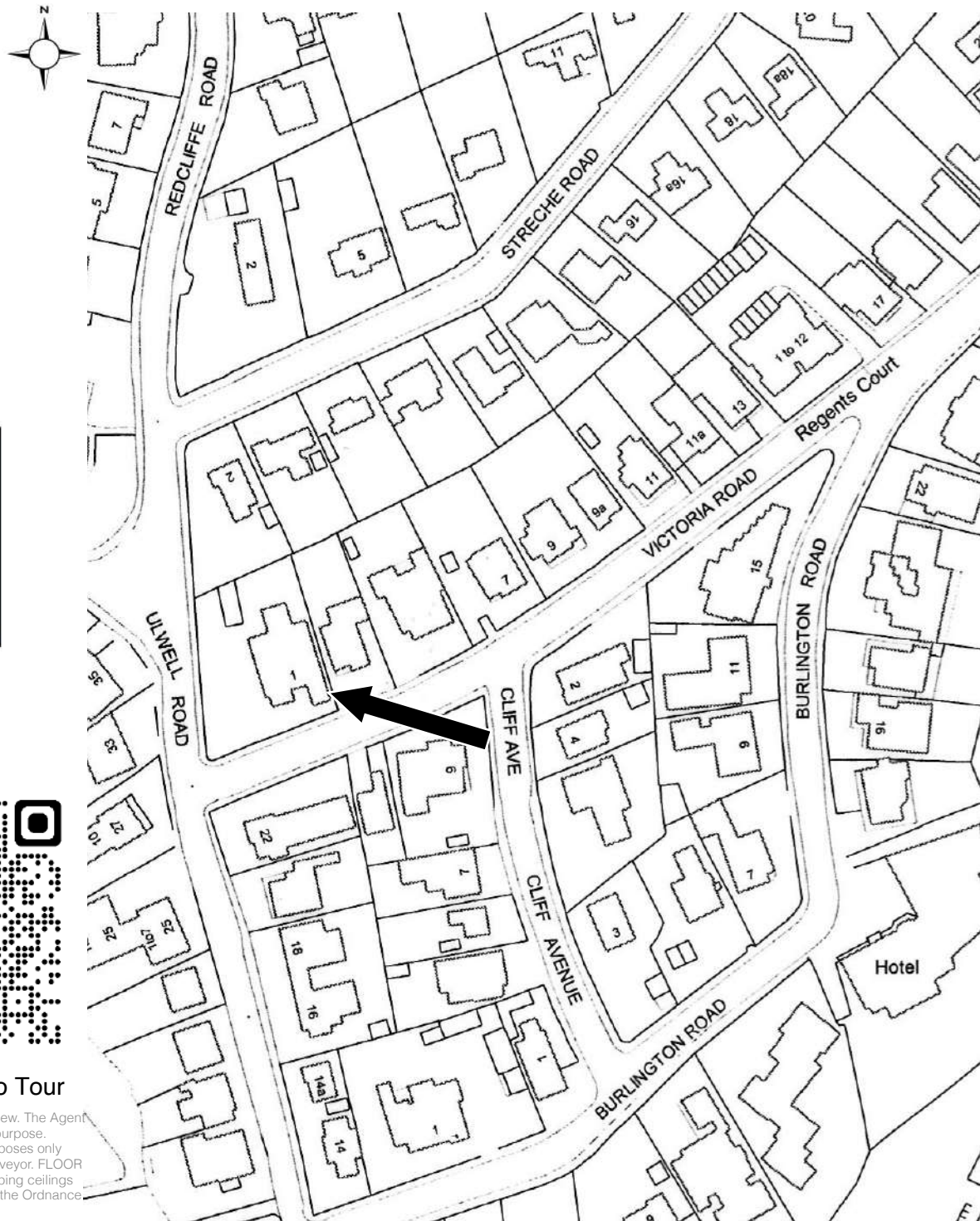


Total Floor Area Approx.  
111m<sup>2</sup> (1,195 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(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			



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