



3 SEFTON COURT, GILBERT ROAD, SWANAGE
£345,000 Shared Freehold

This superior ground floor 3 bedroom apartment stands in an excellent position, facing South and overlooks Swanage Steam Railway Station and is conveniently located approximately 200 metres from the town centre and Swanage Beach.

Sefton Court stands in its own well maintained landscaped grounds which surround the property. It is a select development of 10 apartments built in 1989 by a reputable local builder and is of brick construction, under a tiled roof. The apartment offers well planned, spacious accommodation with the benefit of a single garage, approached by a service lane at the rear.

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 are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1DU**.



The spacious living room faces South with good views over the Swanage Steam Railway Station and feature bay window providing a light and airy environment. The kitchen is fitted with a range of white units with contrasting worktops and breakfast bar and integrated appliances including gas hob, double oven, with spaces for washing machine and fridge/freezer.

The master bedroom is a good sized double with en-suite shower room and is situated at the front of the building with similar views to the living room. Bedroom 2 is also a good sized double at the rear. Bedroom 3 is a single bedroom and the bathroom completes the accommodation.

To the outside, there are well tended communal grounds which are mostly laid to lawn with flower and shrub beds. There is a single garage in a small block at the rear of the building, which is accessed by a rear service lane. Personal storage cupboard.

TENURE

Shared Freehold. 999 Year Lease from 24 June 1989
Current maintenance charge £1,000 pa.
Lettings and pets are not permitted.

Property Ref GIL1820

Council Tax Band



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-150	A		
81-101	B		
62-80	C	71	76
45-61	D		
29-44	E		
13-28	F		
1-12	G		
Not energy efficient - higher running costs			

Ground Floor



Total Habitable Floor Area - Approx. 73m² (786 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.

