



5 THE GABLES, VICTORIA AVENUE, SWANAGE  
£200,000 Leasehold

This split level flat is situated on the first floor of a substantial building, located in a convenient, level position approximately 250 metres from the seafront and slightly further from the town centre. 'The Gables' is of brick construction, the upper elevations being cement rendered with a mock Tudor facade, under a clay tiled roof.

5 The Gables offers good sized accommodation with the considerable advantage of dedicated parking and is eminently suitable for a first time buyer or as an investment as all lettings are permitted within the lease.

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 1AN**.



The L-shaped entrance hall leads through to the good sized living room situated at the rear of the building. A short flight of steps lead down to the kitchen which is fitted with a range of units with contrasting worktops and integrated stainless steel electric oven and hob.

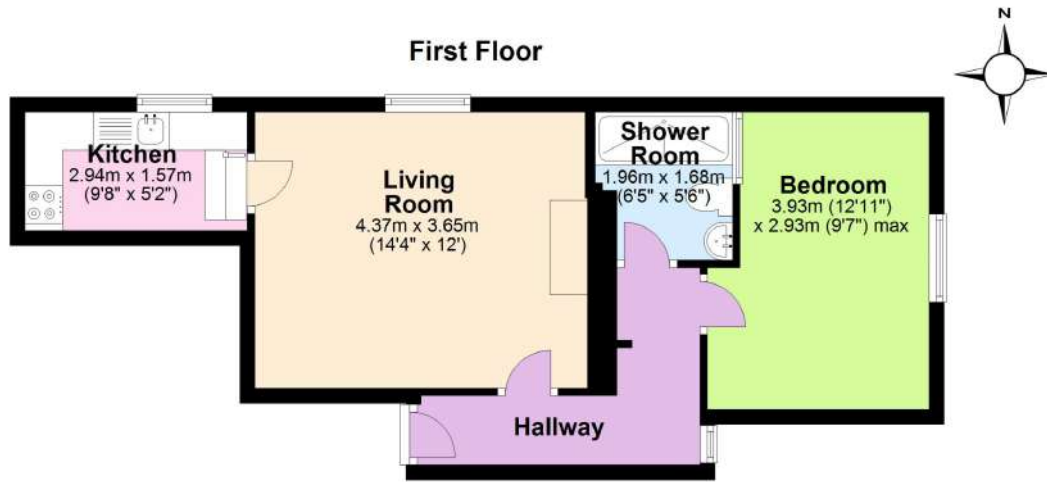
The stylish bedroom is a good sized double facing East. The shower room has recently been refitted with a modern white suite including large walk-in shower with a glazed screen.

Outside, there are communal grounds to the front, which are mostly laid to lawn with flower border and shrubs. A dedicated parking space is situated at the rear of the building and is accessed from a service road.

**TENURE** Leasehold. 189 year lease from September 2002. Peppercorn Ground Rent, shared maintenance which amounted to £889.33 for 2022. All lettings permitted, pets are not.

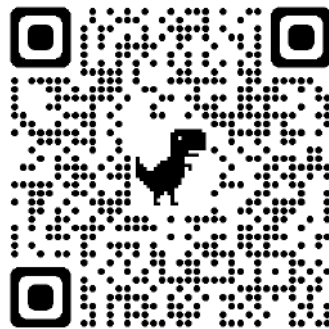
Property Ref VIC1827 Rateable Value £1,600, current rates payable £798.40



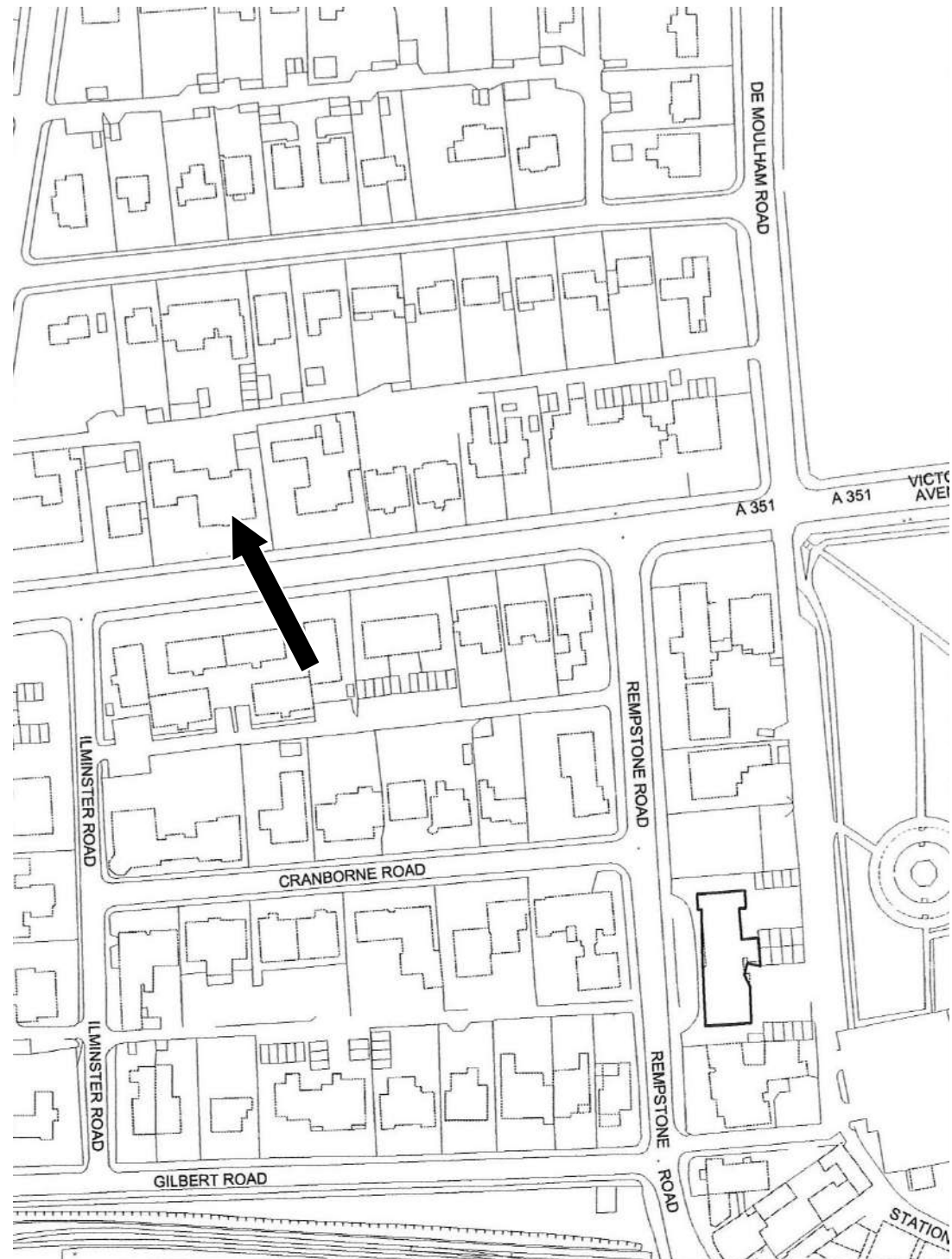


Total Floor Area Approx.  
41m<sup>2</sup> (441 sq ft)

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>		71	76
(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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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.



Location - 250m from the seafront



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