



**APARTMENT 4, 44 VICTORIA AVENUE, SWANAGE**  
**£450,000 Leasehold**



This superior first floor apartment is situated in a popular residential area and enjoys good southerly views across the town, Swanage steam railway and open country.

The apartment is extremely spacious and immaculately presented throughout. Amongst the many fine features are the personal entrance, superb open plan kitchen with luxury fitted units and integrated appliances, quality bathroom suites, with a neutral décor throughout to accentuate the light and spatial feeling, all complementing the contemporary spacious living style. Additional features include shutters to the living room and kitchen, Nest controlled fire and carbon monoxide detectors and security lighting to the garage.

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. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

The original building dates back to the early part of the 20<sup>th</sup> Century although substantially extended and converted into 5 apartments in 2003. It stands in attractive landscaped communal grounds and is approximately one third of a mile from the town centre and Swanage beach.



From your own personal entrance, stairway leads to the entrance hall through to the spacious living room with feature wall mounted Smeg electric fire and pleasant southerly views over adjacent parkland. Without doubt, the open plan kitchen/breakfast room is superbly appointed with an extensive range of cream units incorporating a range of integrated appliances and will become the family 'hub'. There are 3 bedrooms all at the rear of the apartment. The master bedroom has a dressing room and en-suite shower room with linen cupboard. Bedroom 2 is a generous double and Bedroom 3 a good sized single with storage cupboard. A family bathroom completes the accommodation.

Outside there are well kept communal grounds which are lawned with flower borders. A single garage, with space to park in front, is approached by a rear service lane.

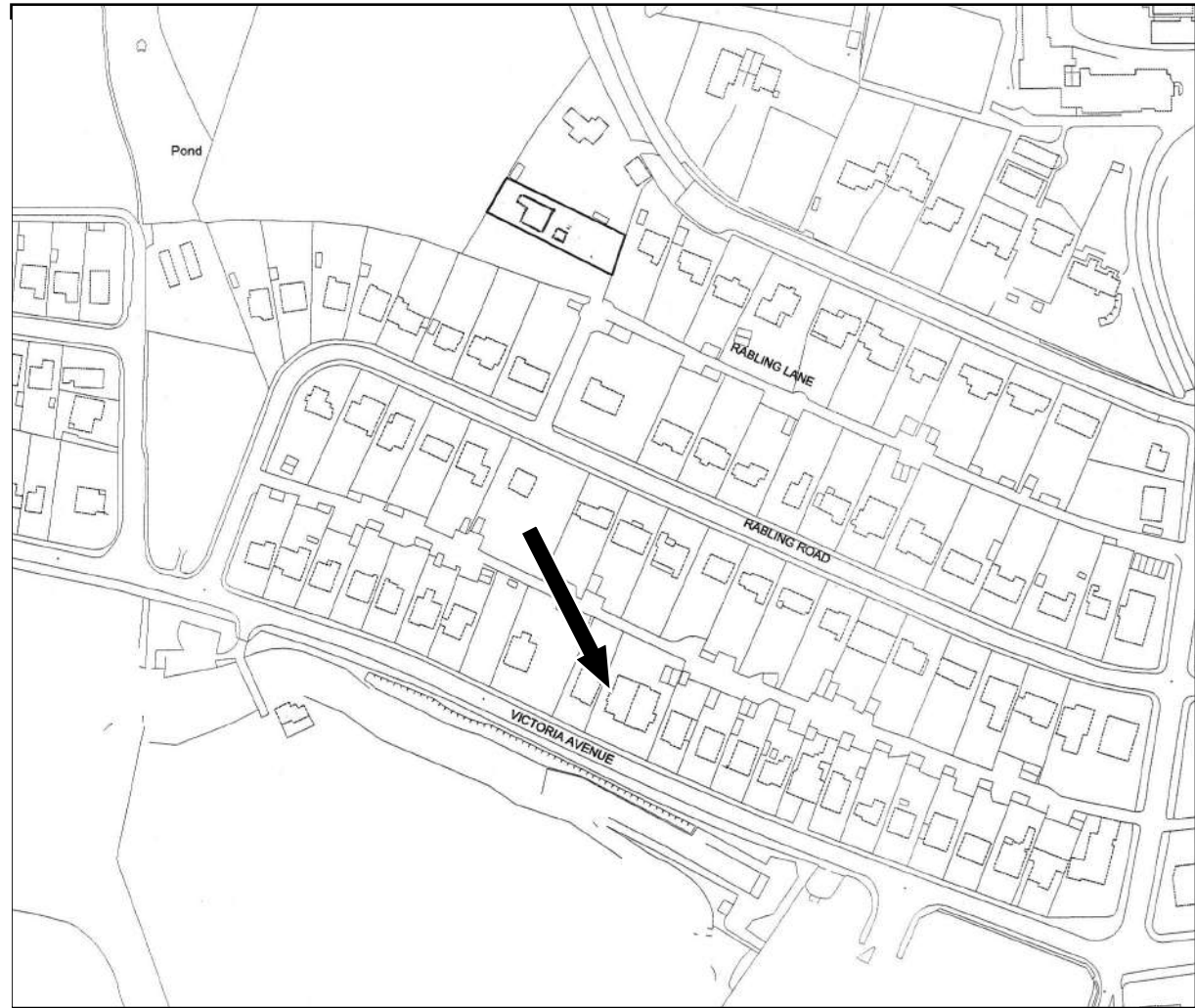
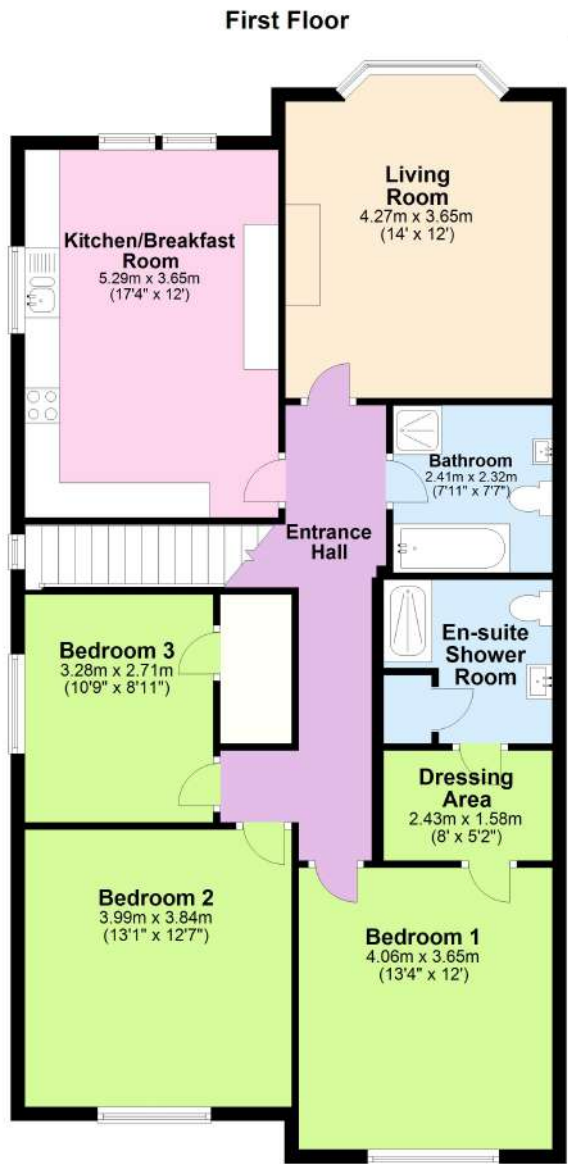
#### Tenure

125 Year Lease from September 2002. Ground Rent £125pa. Shared Maintenance Liability £750pa. All lettings are permitted; pets at the discretion of the Management Company.

Viewing is highly recommended to appreciate this superb top floor apartment and is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. Post Code for SATNAV is **BH19 1AP**.

Property Reference VIC1825

Council Tax Band D



Total Floor Area Approx. 115m<sup>2</sup> (1,238 sq ft)



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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>	78	80
(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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