



9a INSTITUTE ROAD, SWANAGE
£335,000 Leasehold

This spacious maisonette is situated on the first and second floor of a substantial terraced building above commercial premises in the heart of the town approximately 150 metres from the beach. The original property is thought to date back to the early 20th Century and is predominantly of brick construction under a Mansard style roof covered with slate.

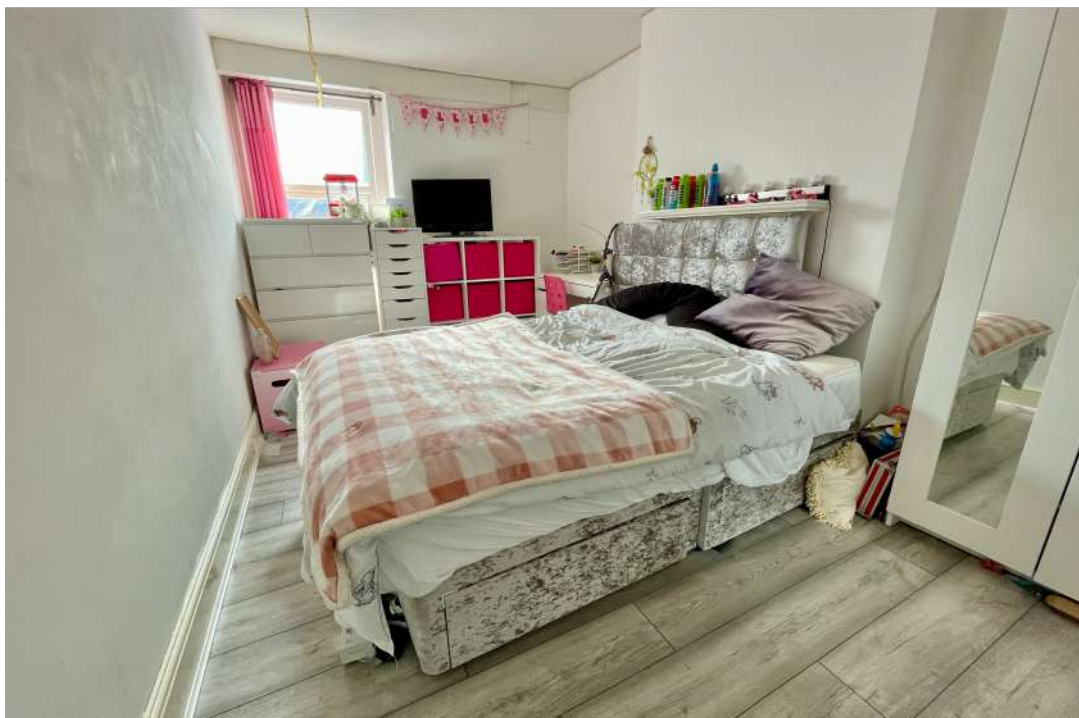
Approached by its own personal entrance, 9a Institute Road offers particularly spacious accommodation with 4 good sized bedrooms and a good sized East facing roof terrace. The property offers scope for redevelopment, etc.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, 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 the 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 1BT**.

Property Ref INS1811

Council Tax Band B



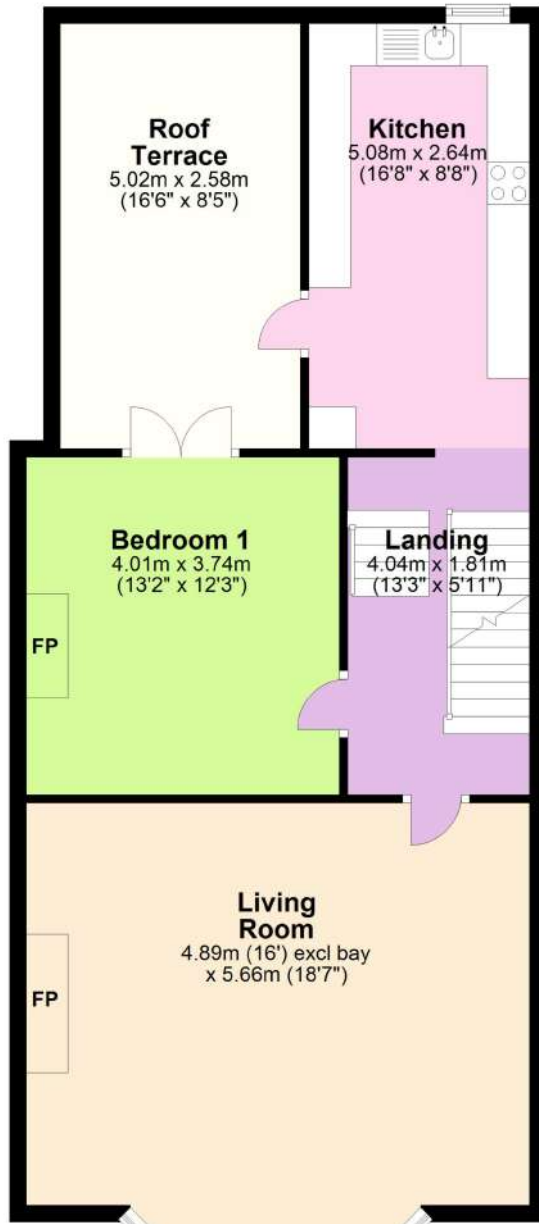
Approached by its own personal entrance with staircase leading to the first floor this town centre apartment offers particularly spacious accommodation. The living room spans the width of the property and has a large bay window and feature fireplace. The separate kitchen is fitted with a range of white gloss units, contrasting worktops and has space for a range style cooker, dishwasher and fridge freezer and has access to the roof terrace. The spacious master bedroom with double doors to the roof terrace completes the first floor accommodation.

On the second floor there are three double bedrooms; bedroom two is at the rear of the building, bedrooms three and four are both West facing. The family bathroom is fitted with a white suite including bath with shower over. The attic room is accessed from a paddle staircase leading from the second floor landing.

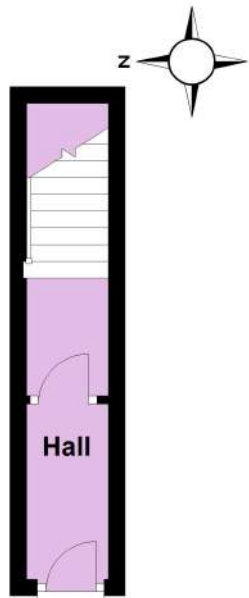
Outside, there is a good sized East facing timber decked roof terrace.

TENURE Leasehold. 99 year lease from 1 January 1992. A lease extension is in the process of being negotiated. Ground Rent £50pa, shared maintenance liability (two thirds), which is paid on an as and when basis. All lettings are permitted, pets at the discretion of the Management Company.

First Floor

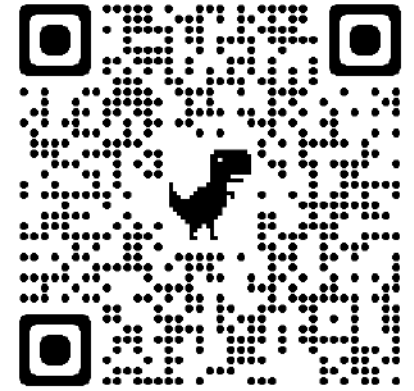
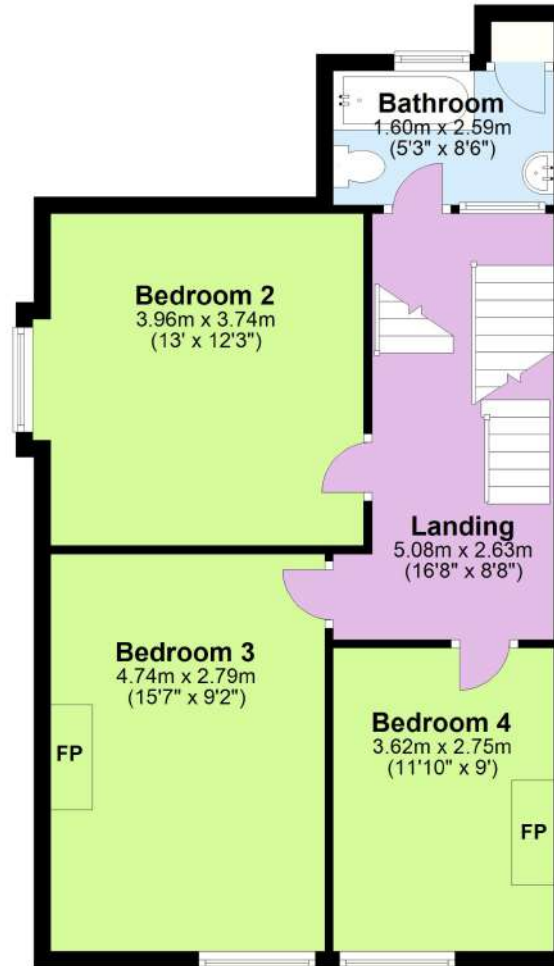


Ground Floor



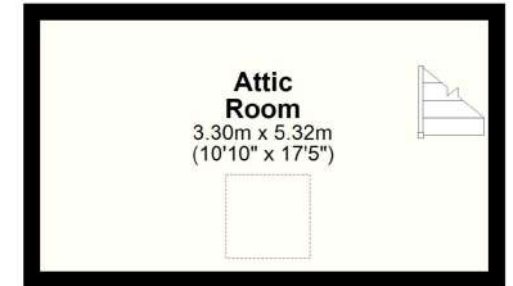
Total Floor Area
Approx. 122m² (1,313 sq ft)

Second Floor



Scan to View Video Tour

Third Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 - Swanage Beach, approx 150 metres