



Est 1896
Corbens



FLAT 1 ALBANY COURT, PARK ROAD, SWANAGE
£199,950 Shared Freehold

This spacious one bedroom flat is situated on the ground floor of a substantial detached property originally constructed around the turn of 20th Century but converted into seven apartments in much later years. 'Albany Court' is built of brick with Purbeck stone dressings under a slate roof and is situated at south Swanage approximately 500 metres from the town centre and a similar distance from 'The Downs'.

1 Albany Court has the considerable advantage of a spacious living room with views across Swanage Bay to Ballard Down in the Distance 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.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2AE**.



This apartment is eminently suitable for the first time buyer, or as an investment having been successfully let on an AST basis for several years. The entrance hall leads to the spacious living room with large bay window enjoying views across Swanage Bay to Ballard Down in the distance. The kitchen is fitted with light units, contrasting worktops, integrated electric oven and hob and has space for a washing machine.

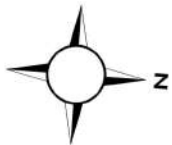
The bedroom is a good sized double situated at the rear of the property. The bathroom, fitted with a white suite, completes the accommodation.

Outside, there are communal grounds which are mostly laid to lawn with flower borders. There is also a reserved parking space at the rear of the building and accessed via a service lane.

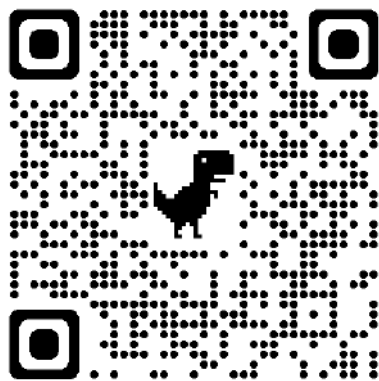
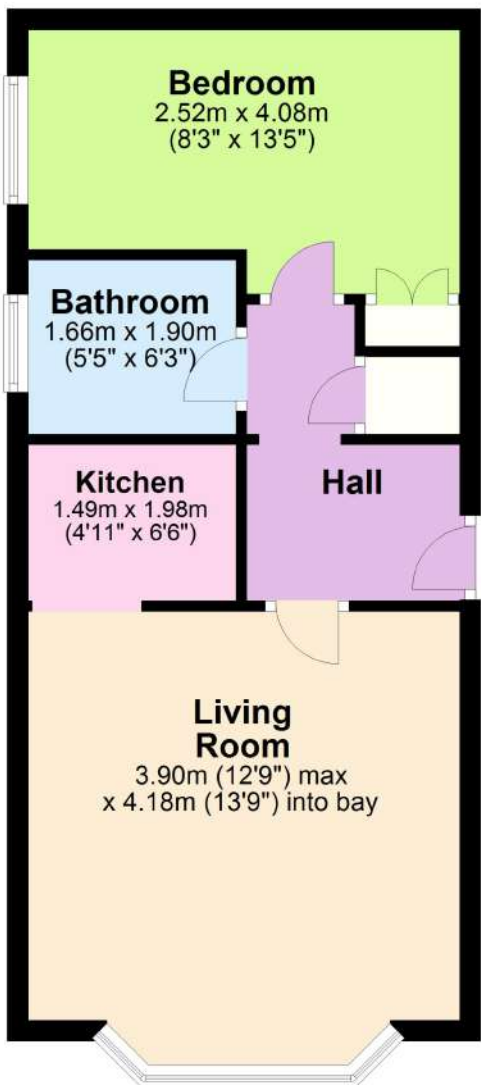
TENURE Shared Freehold. 999 years from December 1984. Shared maintenance liability which amounts to £960 per annum. Long lets and pets are permitted, holiday lets are not permitted.

Property Ref PAR1802

Council Tax Band A



Ground Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx.
39m² (420 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.

