



2 GLENDALE HOUSE, 271 HIGH STREET, SWANAGE
£275,000 Shared Freehold

Flat 2 Glendale House is situated on the ground floor of a small development of 4 apartments located in a popular residential position about half a mile from the town centre and is within easy reach of open country and local convenience store. The building is of traditional cavity construction with Purbeck stone detail, under a pitched roof covered with concrete interlocking tiles.

The apartment offers well presented modern accommodation. It also has the considerable advantage of two double bedrooms, a personal entrance and a dedicated parking space.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref HIG1844

Council Tax Band C



The entrance hall welcomes you to this ground floor flat and leads through to the open plan living room/ kitchen with large feature bay window which maximise the light and spatial feeling. The kitchen area is fitted with a range of light units, contrasting worktops, and integrated gas hob and electric oven.

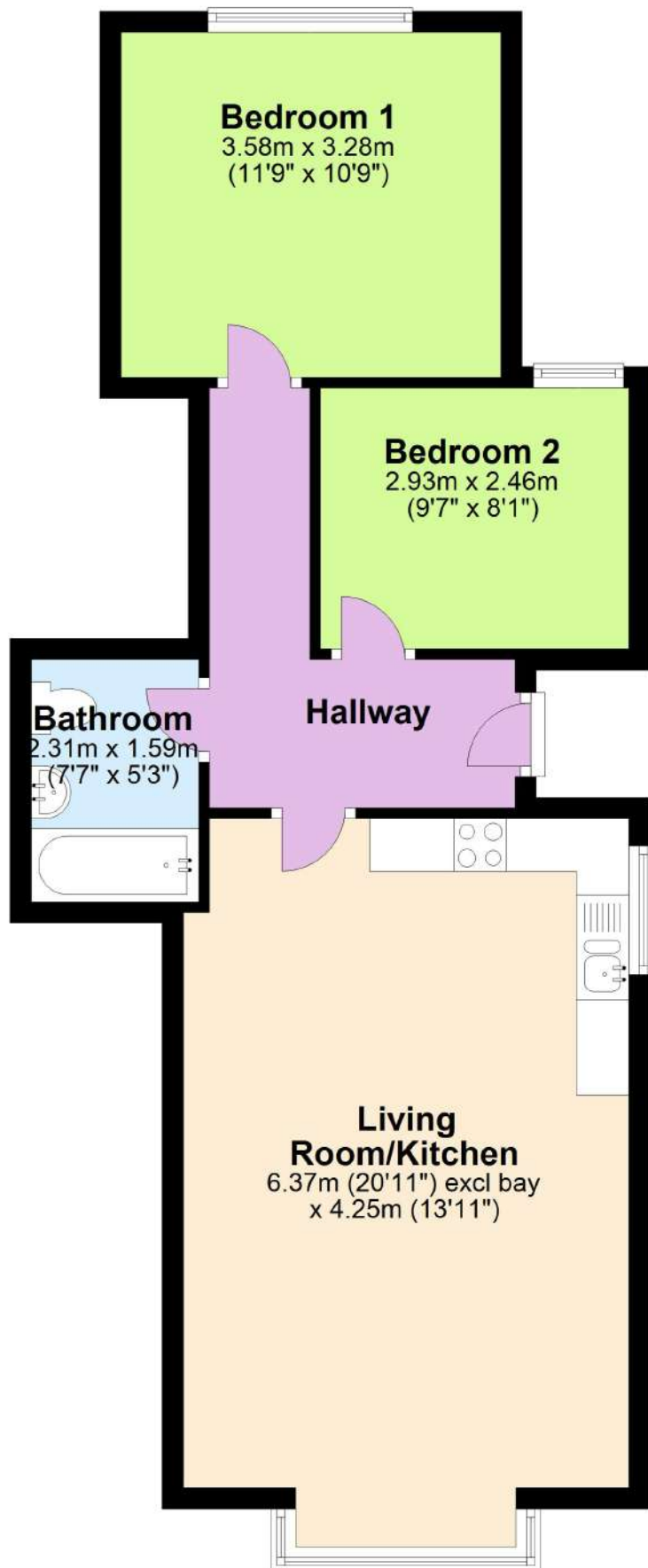
There are two South facing double bedrooms. The bathroom is fitted with a white suite including panelled bath with shower over.

Outside, there are well maintained communal grounds which are laid to lawn. A shared driveway leads to the dedicated parking space at the rear of the property.

TENURE Shared Freehold. 999 year lease from 2012. There is a shared maintenance liability which amounts to £480pa. Long term letting is permitted, holiday lets are not. Pets are permitted at the discretion of the management company.

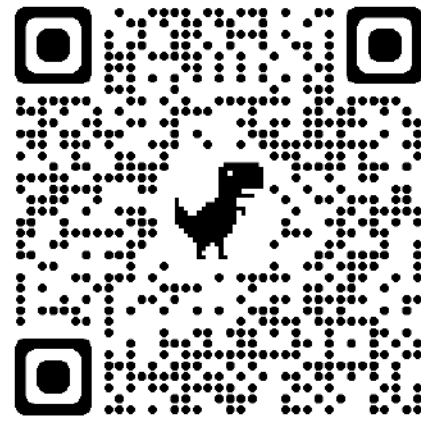
All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2NH**.

Ground Floor

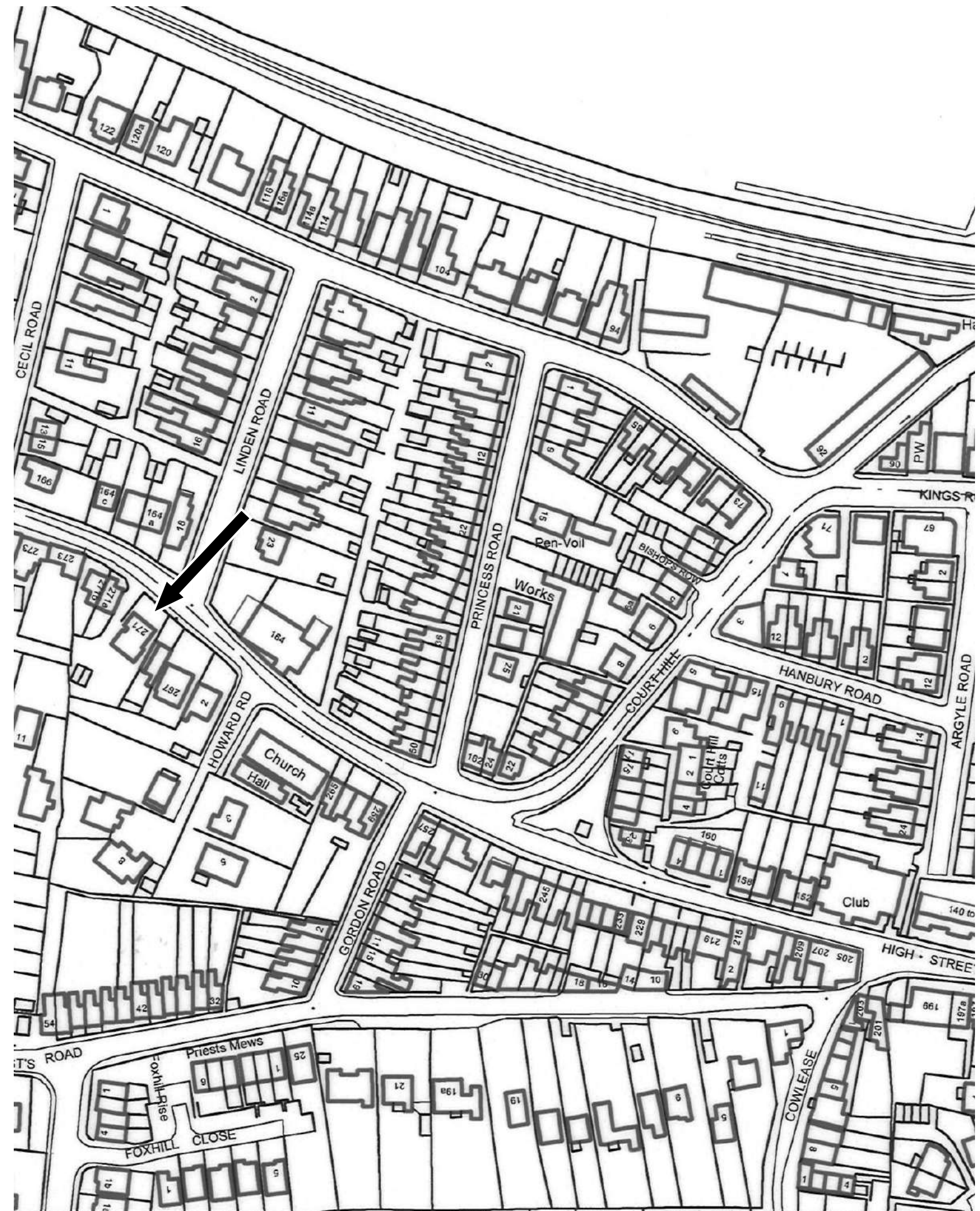


Total Floor Area
Approx. 61m² (656 sq ft)

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



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