



9 MARINE COURT, HOBURNE ROAD, SWANAGE
£250,000 Leasehold

This good sized flat is situated on the first floor of a small purpose built block of four apartments. Marine Court occupies a pleasant corner site approximately three quarters of a mile from the town centre and about 300 metres from the Townsend Nature Reserve. The building was built during the early 1970s and is of cavity brick construction under a pitched roof covered with concrete tiles.

The apartment has been completely renovated in recent years and offers well presented accommodation with the benefit of two double bedrooms and views across the town to the Purbeck Hills in the distance.

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.

TENURE Leasehold. 198 year lease from 1971. Ground rent of £139 per annum. Shared maintenance charge which amounts to 296 per annum and gardener £15pcm. All lettings and pets are permitted.



The entrance hall welcomes you to this first floor flat and leads through to the spacious dual aspect living room with large picture windows which maximise the light and spatial feeling. The kitchen enjoys views of the Purbeck Hills; it has been refitted in recent years with a range of light grey units, contrasting worktops, integrated dishwasher, gas hob and electric oven and free-standing washing machine, tumble-dryer and fridge/freezer.

There are two double bedrooms; bedroom one is particularly spacious and has a large picture window giving views of the Purbeck Hills in the distance. The stylish modern bathroom including panelled bath and separate shower cubicle completes the accommodation.

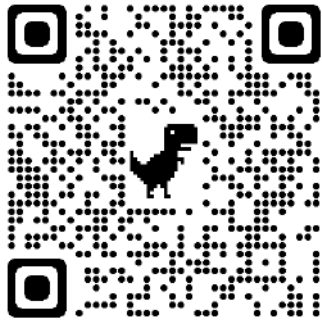
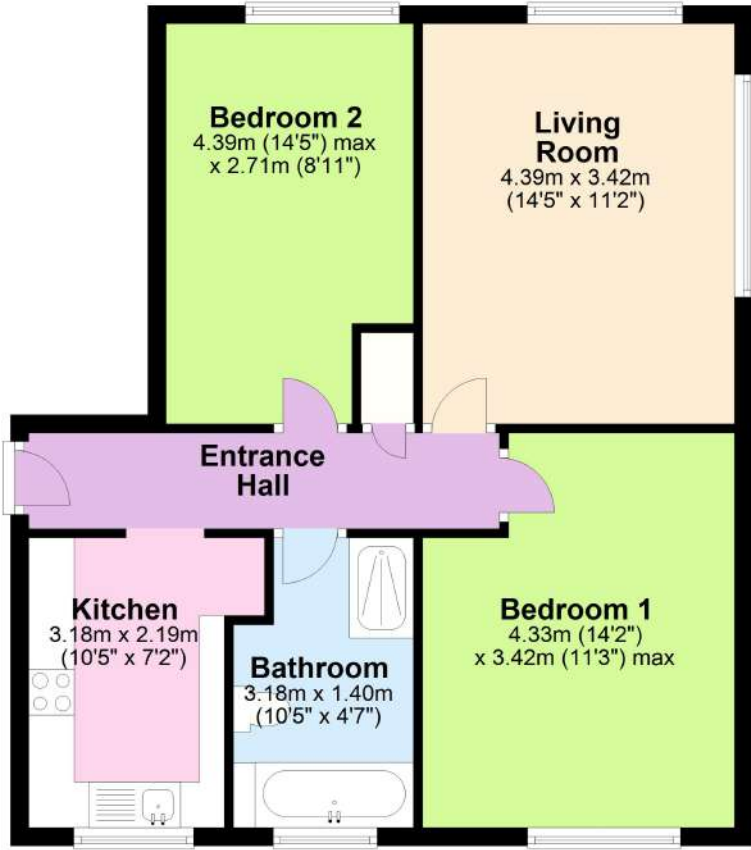
Outside, the communal grounds are mostly laid to grass with flower and shrub beds, timber deck area, dustbin and drying area. There is ample on-street parking in close proximity to the flat.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for Marine Court is **BH19 2SL**.

Property Ref HOB1847

Council Tax Band B

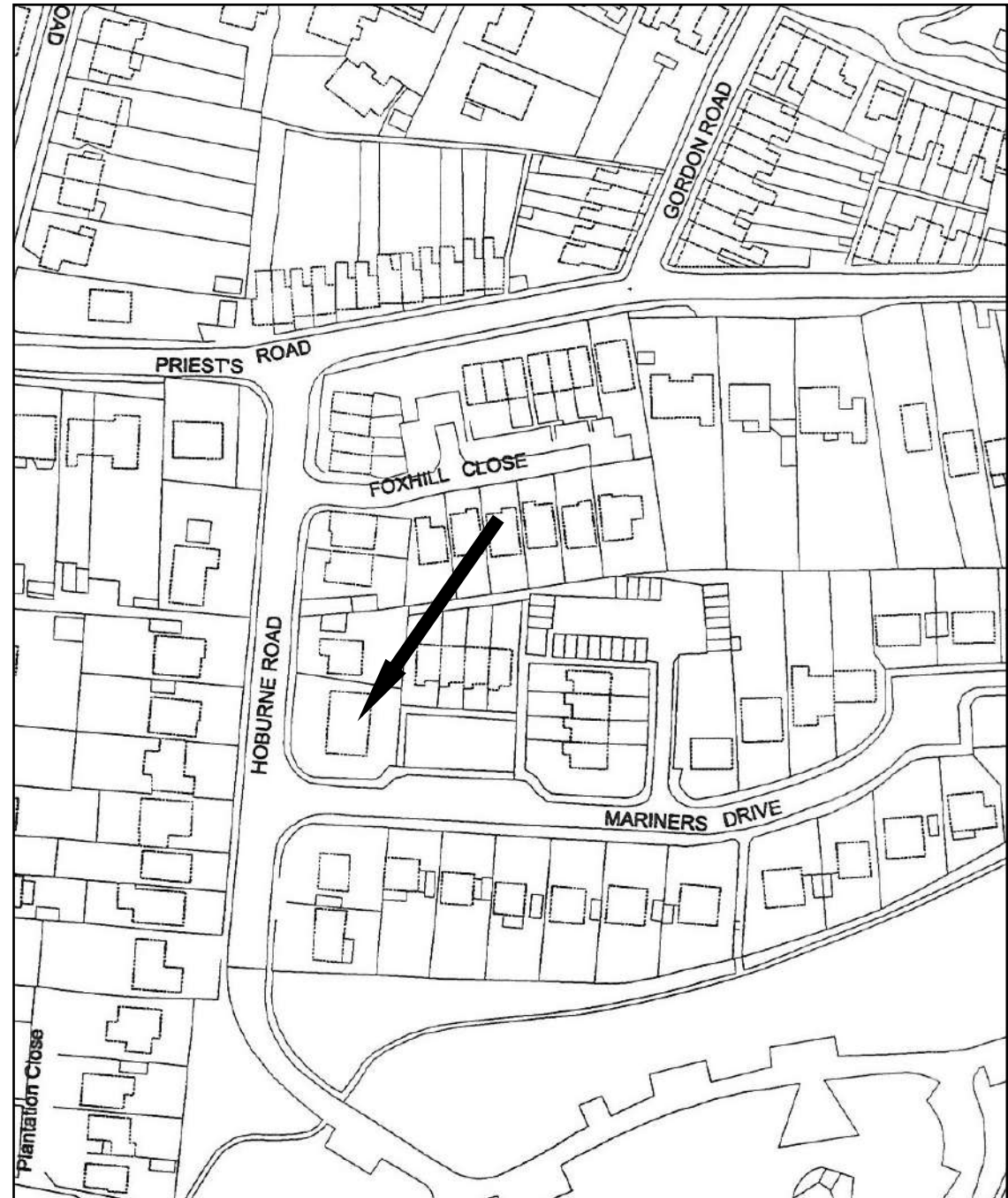
First Floor



Scan to View Video Tour

Total Floor Area
Approx. 60m² (646 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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