



FLAT 2 AVALON, REMPSTONE ROAD, SWANAGE
£165,000 Leasehold

This ground floor flat is situated on a prominent corner site approximately 200 metres from the town centre and beach. The original building was constructed around the turn of the 20th Century, although converted into residential apartments in 2012 and has external elevations of brick with stone detail under a pitched roof covered with concrete tiles.

Flat 2 Avalon is and is eminently suitable for the first time buyer or as a retirement property. It also has the considerable advantage of having been newly renovated and re-carpeted throughout.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham which has a main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant and the conurbation of Poole and Bournemouth is in easy reach via the Sandbanks ferry.



LOCATION - 200 METRES FROM SWANAGE BEACH

The entrance hall with telephone entry system welcomes you to the ground floor flat. Leading off, the open plan living room/kitchen is at the front of the property and has twin picture windows facing East. The kitchen area is fitted with a range of modern light coloured units, contrasting worktops and integrated electric oven with gas hob and filtration hood over.

The double bedroom is at the rear of the property and has the benefit of two recessed storage cupboards. The bathroom including panelled bath with shower over completes the accommodation.

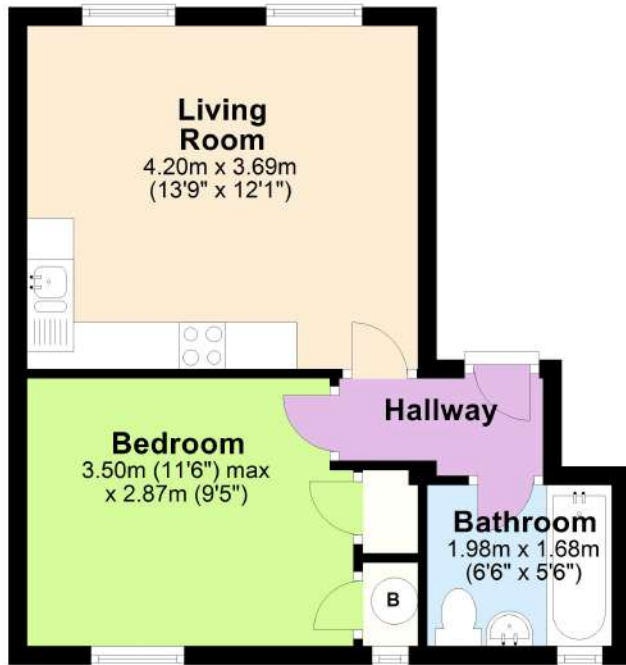
TENURE Leasehold. 125 year lease from 2012. Ground Rent £125 per annum. Shared maintenance liability which is paid on an 'as and when basis'. All lettings permitted, pets at the discretion of the Freeholder.

VIEWINGS By appointment only through the Sole Agents, Corbens, 01929 422284. Postcode for this property is **BH19 1DN**.

Property Ref REM1858

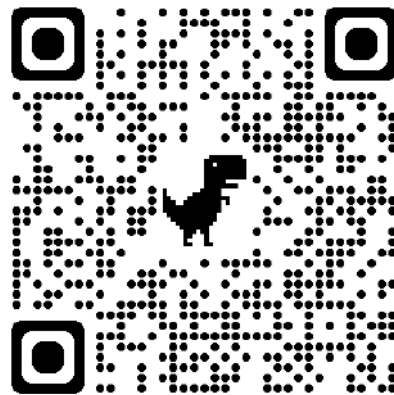
Council Tax Band A

Ground Floor



Total Floor Area
Approx. 33m² (355 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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LOCATION - 200 METRES FROM SWANAGE BEACH

