

8 SEACOMBE LODGE, PRIESTS WAY, SWANAGE £119,950 Shared Freehold This compact apartment is situated on the ground floor of a detached building of 12 similar flats which was converted during the 1970s. The building has external cement rendered elevations under a flat roof. Seacombe Lodge is located within easy reach of open country and Townsend Nature Reserve.

8 Seacombe Lodge is well presented throughout and is eminently suitable for the first time buyer or as an investment property.

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.

VIEWINGS By appointment only through the Sole Agents, Corbens, 01929 422284. Postcode for this property is **BH19 2RS**.





The small entrance hall welcomes you to the ground floor flat. Leading off, the open plan living room/kitchen is South facing and has a patio door opening to the enclosed communal garden. The kitchen area is fitted with a modern range of grey gloss units, contrasting worktops and integrated electric oven, hob and washing machine.

The double bedroom is also South facing at the rear of the property. The stylish compact shower room completes the accommodation.

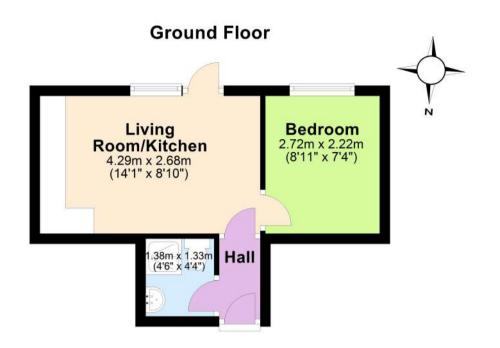
Outside, there is a South facing enclosed communal garden at the rear of the building which is mostly paved. At the front, there is a gravelled parking area with reserved parking space.

TENURE Shared Freehold. 999 year lease from 2008. Shared maintenance liability which amounts to £60pcm. All lettings permitted, pets at the discretion of the Management Company.

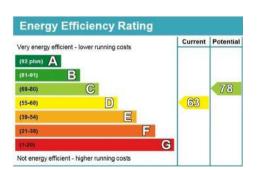
SERVICES Mains water, drainage and electricity.

Property Ref PRI1859

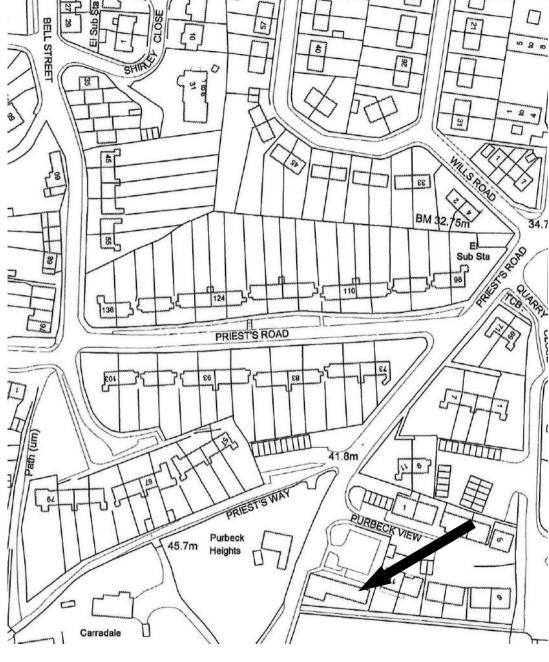
Council Tax Band A



Total Floor Area Approx. 22m² (237sq 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 identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

