



FLAT 6 CRANBORNE, ILMINSTER ROAD, SWANAGE
£225,000 Leasehold

This purpose built ground floor apartment is situated on the southern wing of a large building, originally constructed around the turn of the 20th Century but extended and converted into several separate flats around 1980. 'Cranborne' is of brick construction, the main roof is covered with clay tiles and flat secondary roofs.

Standing in its own grounds within 200 metres level distance of the town centre and slightly further from the seafront. The apartment is well presented throughout, has the advantage of its own personal entrance and is eminently suitable for the first time buyer or as an investment on an Assured Shorthold Tenancy basis.

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 1DZ**.

Property Ref ILM1860

Council Tax Band C



The entrance hall welcomes you to this ground floor apartment and leads to the good sized living room with large picture window. The kitchen is fitted with a range of light units, contrasting worktops and integrated electric oven and hob. There is also space for a washing machine and fridge/freezer.

There are two double bedrooms both at the rear of the building facing West. Bedroom two also has the benefit of a built-in wardrobe and an en-suite WC. The stylish modern bathroom is fitted with a white suite, including bath with shower over and Bluetooth mirror, and completes the accommodation.

Outside, there are communal grounds to the front of the building which are mostly laid to lawn with flower/shrub borders. There is also a drying area to the rear.

TENURE

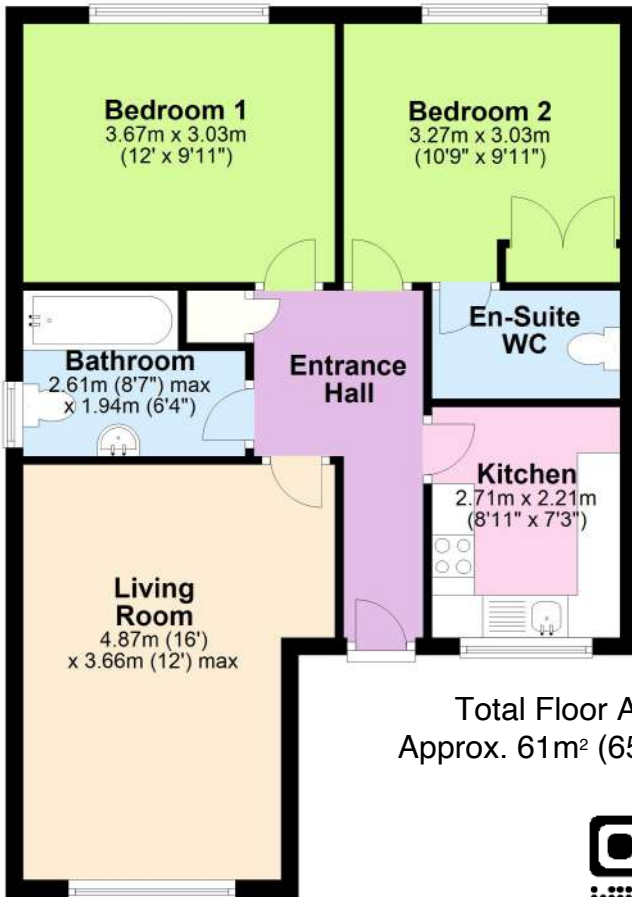
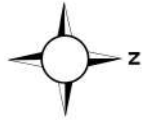
Leasehold, 222 year lease from 24 June 1972. The lessees are in the process of purchasing a share of the Freehold. Shared maintenance liability which amounts to £870.19 for 2023. Long lets are permitted, holiday lets are not. Pets at the discretion of the Management Company.

SERVICES

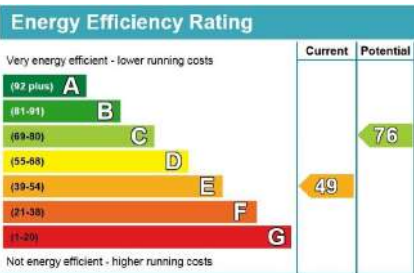
All mains services connected.



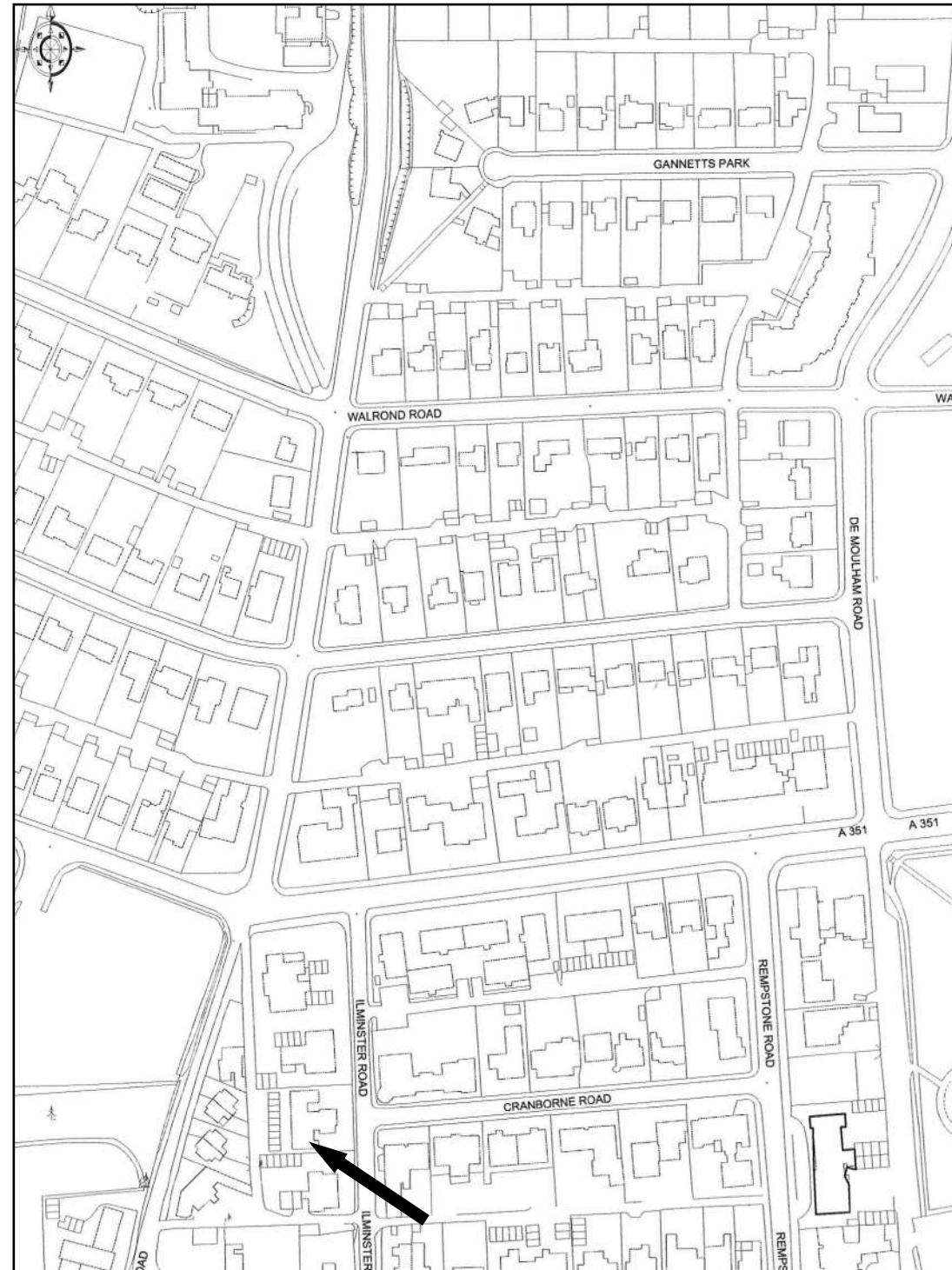
Ground Floor



Total Floor Area
Approx. 61m² (657 sq ft)



Scan to View Video Tour



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Swanage Beach Nearby