



Corbens



**6 WORCESTER LODGE, VICTORIA AVENUE, SWANAGE**  
**£265,000 Shared Freehold**



This second floor apartment is situated in a modern block approximately 250 metres from the beach and some 500 metres from the main shopping thoroughfare. Worcester Lodge was built around 1994 and is of traditional cavity construction under a concrete interlocking tiled roof.

Flat 6 Worcester Lodge offers good sized accommodation with the benefit of a South facing living room, modern kitchen and bathroom and a dedicated parking space. It is eminently suitable for the first time buyer or as an investment as all lettings are permitted.

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.

Property Ref VIC1874

Council Tax Band C



The entrance hall gives access to loft storage space which does not form part of the property. Leading off, the good sized living room is South facing. The kitchen is fitted with a modern range of grey units, contrasting worktops, integrated electric oven and gas hob, freestanding dishwasher and has space for washing machine and fridge/freezer.

There are two double bedrooms at the rear of the building; the master is particularly spacious and has the benefit of fitted wardrobes. Bedroom two is also a good sized double. The bathroom is fitted with a modern white suite including bath with shower over and completes the accommodation.

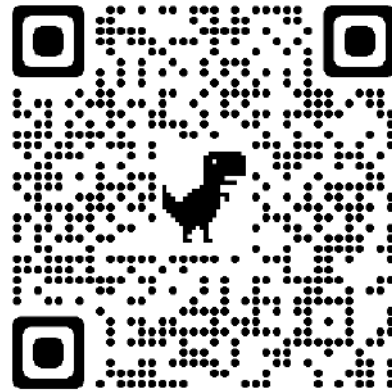
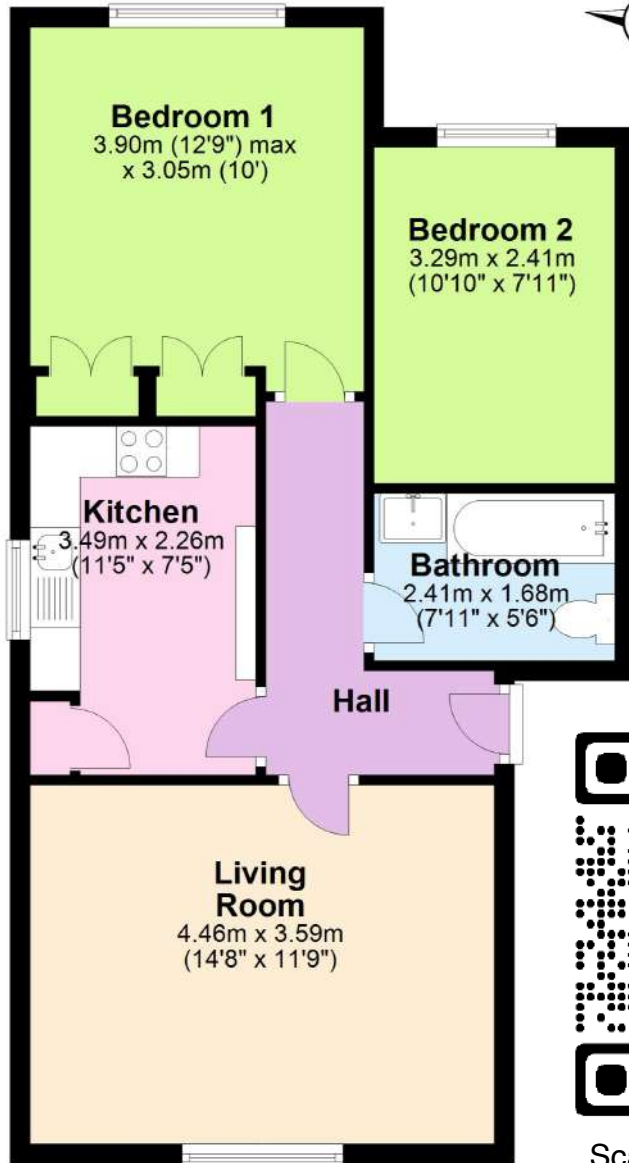
Outside, the apartment has the benefit of communal gardens, and a dedicated parking space which is approached by a rear service lane.

**TENURE** Shared Freehold. 999 years from 1993. All lettings are permitted, pets at the discretion of the Management Company. There is a shared maintenance liability which amounts to approximately £1,650 per annum.

**VIEWING** By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1AN**.

Total Floor Area Approx. 56m<sup>2</sup> (603sq ft)

## Second Floor



Scan to View Video Tour



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