



8 HAVENHURST COURT, CRANBORNE ROAD, SWANAGE
£255,000 Leasehold

This well presented apartment is situated on the first floor of a purpose built block comprising 14 flats and is conveniently situated in the centre of Swanage and about 250 metres from the seafront. 'Havenhurst Court' was constructed to a high specification in 2005 and has lift access to the upper floors. It is of traditional cavity construction and has attractive external elevations of brick with a Purbeck stone plinth and dressings under a tiled roof.

No: 8 Havenhurst Court offers good sized accommodation with the considerable advantage of dedicated parking in the heart of the town.

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.

VIEWINGS Strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1EA**.



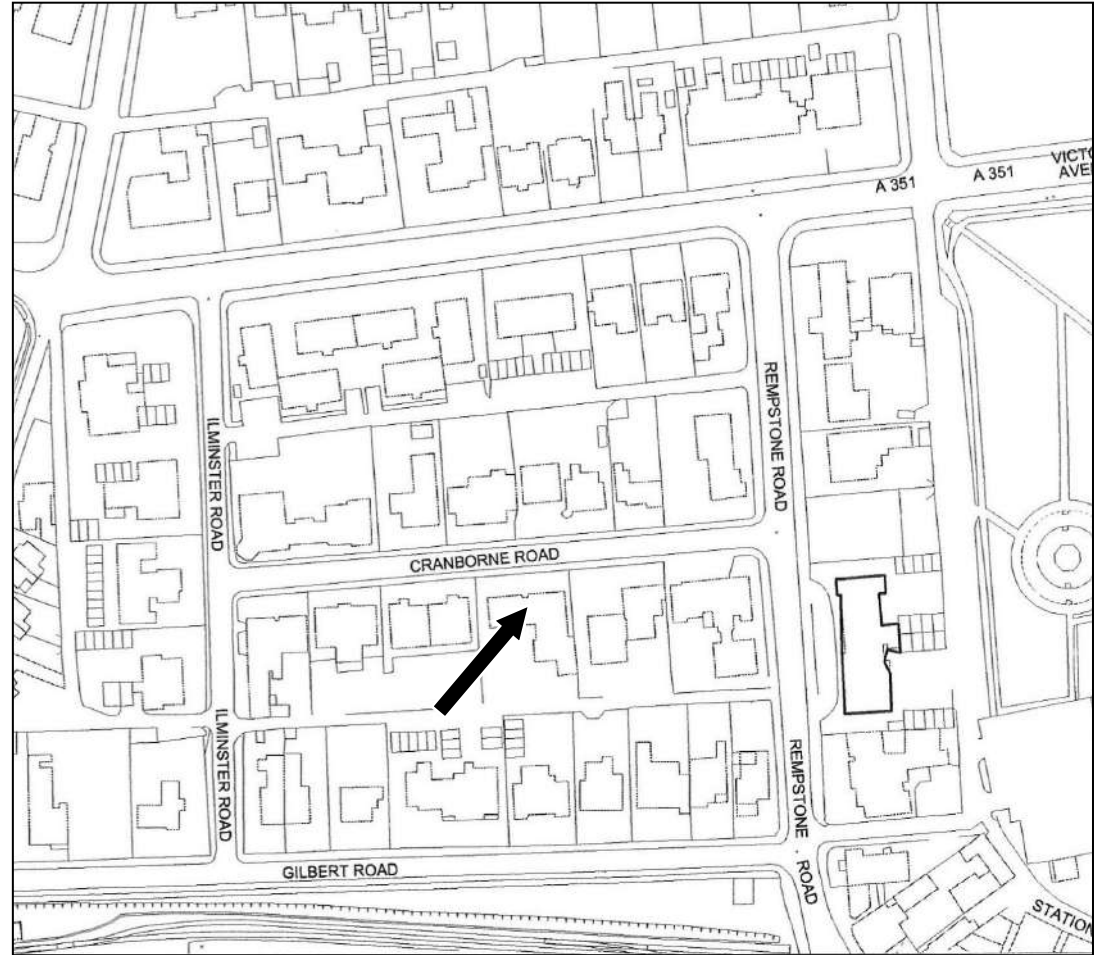
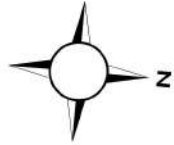
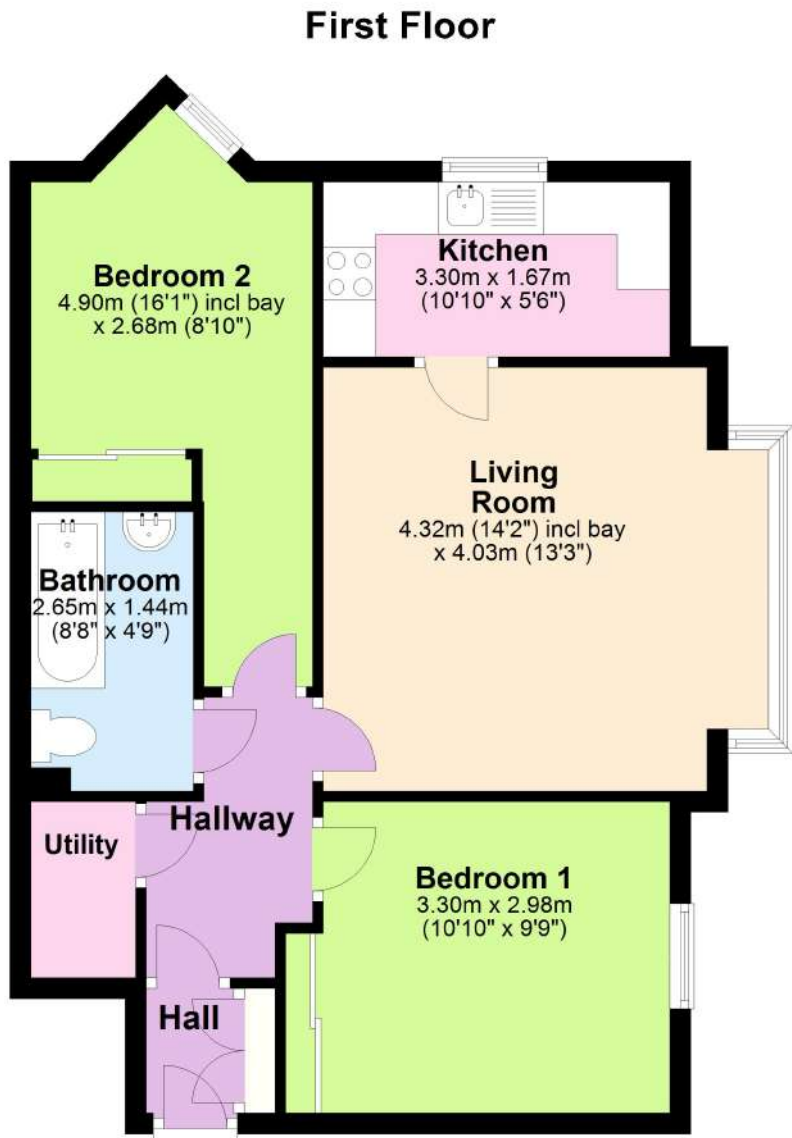
The entrance hall welcomes you to the apartment and leads through to the spacious living room with large bay window and ample space for a dining table. Leading off, the kitchen is fitted with a range of light units, contrasting worktops and space for fridge/freezer and integrated appliances. There is also a utility cupboard housing the washing machine.

There are two good sized double bedrooms, both of which have the benefit of fitted wardrobes with sliding doors. The bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, the communal grounds are well tended. A rear service lane gives access to the brick paved parking area with dedicated parking space for each flat.

TENURE The flat is held on a 125 year lease from 2005 with a ground rent of £200 per annum and a current maintenance charge of approx £1,600 per annum. Long lets are permitted. Holiday lets are not. Pets at the discretion of the management company.





Total Floor Area Approx. 58m² (624 sq ft)



Scan to View Video Tour

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

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 guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location 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.



Swanage Bay nearby