



FLAT 1, 55a HIGH STREET, SWANAGE
£169,950 Leasehold

This first floor apartment is located above commercial premises in a central position in the town and some 200 metres from the seafront and beach. The original property is thought to have been constructed at the turn of the 20th Century and is of brick construction with a slate tiled roof.

Flat 1, 55a High Street is eminently suitable for the first time buyer or as an investment on an Assured Shorthold Tenancy basis.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2LT**.



The entrance hall welcomes you to this first floor flat and leads to the open plan living room/kitchen with wide bay window. The kitchen area is fitted with a range of light units, contrasting grey worktops, matching breakfast bar, and integrated electric oven and hob. There is also space for a washing machine.

There is a double bedroom at the front of the building overlooking the town. The modern bathroom is fitted with a white suite, including bath with shower over and completes the accommodation.

TENURE

Leasehold, 125 year lease from 1 October 2015. Shared maintenance on an 'as and when' basis. Long lets are permitted, holiday lets and pets are not.

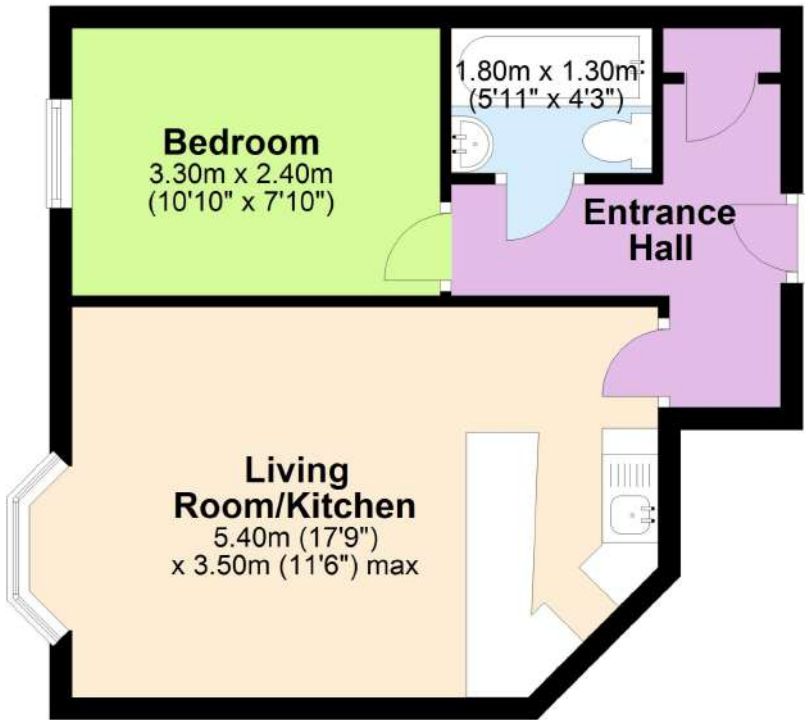
SERVICES

All mains services connected.

Property Ref HIG1900

Council Tax Band A

First Floor



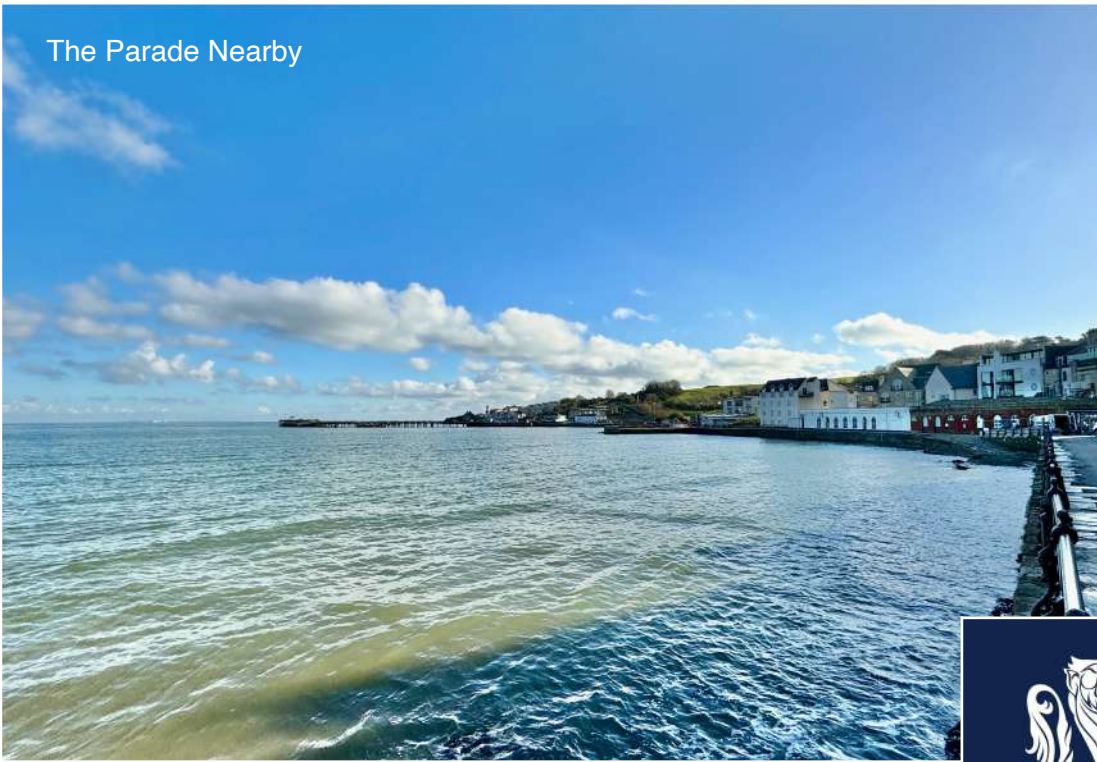
Total Floor Area
Approx. 37m² (398 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(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.

The Parade Nearby



Swanage Beach Nearby