



**FLAT 3 AVALON, REMPSTONE ROAD, SWANAGE**  
**£227,500 Leasehold**



This spacious first floor apartment is situated on a prominent corner site approximately 200 metres from the town centre and beach. The original building was constructed around the turn of the 20<sup>th</sup> Century, although converted into residential apartments in 2012 and has external elevations of brick with stone detail under a pitched roof covered with concrete tiles.

Flat 3 Avalon is well presented throughout in neutral tones and has been a successful holiday let for several years. It is eminently suitable as an investment/second home or for the first time buyer.

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.



The entrance hall with telephone entry system welcomes you to the first floor apartment. Leading off, the open plan living room/kitchen is particularly spacious with a large South facing bay window. The kitchen area is fitted with a range of modern light units, contrasting worktops, integrated electric oven with gas hob and filtration hood over and space for dishwasher/washing machine.

The spacious double bedroom with large bay window is at the front of the property. The bathroom including panelled bath with shower over completes the accommodation.

**TENURE** Leasehold. 125 year lease from 2012. Ground Rent £125 per annum. Shared maintenance liability which is paid on an 'as and when basis'. All lettings permitted, pets at the discretion of the Freeholder.

**VIEWINGS** By appointment only through the Sole Agents, Corbens, 01929 422284. Postcode for this property is **BH19 1DN**.

Property Ref REM1903

Rateable Value £920 - Council Tax Band TBA





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



Total Floor Area  
Approx. 45m<sup>2</sup> (484 sq 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 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.



