



FLAT 3 THE RIDGE, 6 DURLSTON ROAD, SWANAGE
£385,000 Shared Freehold

This modern apartment is situated on the first floor of a substantial detached building originally constructed around the turn of the 20th Century although converted and completely refurbished in 2007. It stands in a fine position on the southern slopes of the town about a third of a mile from the town centre and a similar distance from Durlston Country Park and the coastal path.

The building has external elevations of part Purbeck stone, the remainder being cement render under a pitched roof covered with plain tiles. It stands in its own landscaped grounds with parking at the rear.

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 2DL**.



The entrance hall is central to the accommodation of this modern apartment and leads through to the large open plan living room/kitchen. It has a wide bay window which enjoys views across Swanage Bay to Ballard Down in the distance. The kitchen area is fitted with a range of light units, contrasting worktops and integrated electric oven and gas hob.

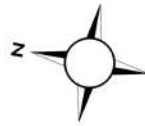
The master bedroom is a good double with views across the town to the sea and Purbeck Hills. It also has the benefit of an en-suite shower room. Bedroom two is a good sized single with similar views to the master. The family bathroom fitted with a white suite completes the accommodation.

Outside, there is a personal garden which is lawned with shrubs, communal pathway around the building leading to dedicated parking space with additional visitors parking.

TENURE Shared Freehold.

Lease Term: The owners have recently purchased the freehold and we understand that the remaining term of the 125 year lease, dated January 2007, is still in place.

Shared maintenance liability which amounts to £1,300 per annum. All lettings and pets are permitted.



Scan to View Video Tour

Total Floor Area Approx.
49m² (527 sq ft)

Property Ref DUR1916

Rateable Value £1,750/Council Tax Band TBA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(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.

