



**FLAT 1 ASHLEY HOUSE, 7 CRANBORNE ROAD, SWANAGE
£270,000 SHARED FREEHOLD - NO FORWARD CHAIN**

This ground floor apartment is situated in a modern block of 9 apartments, which stands in the centre of Swanage approximately 300 metres from the main shopping thoroughfare and sea front. Ashley House was built during the 1990s and is of traditional cavity brick construction. The block stands in its own grounds with Tarmac parking at the rear. Offered for sale with no forward chain, the apartment has been well maintained and has the advantage of a large living room with South facing patio.

The seaside resort of 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 1EA**.



The entrance hall leads to the spacious living room, which has double glazed doors leading to a South facing patio. The kitchen is fitted with a range of modern units, in white with contrasting worktops, integrated gas hob and electric cooker, space for automatic washing machine and fridge.

The master bedroom faces North and benefits from a built-in wardrobe. Bedroom 2 is a small double bedroom and also faces North. The family shower room comprises a large walk-in shower cubicle, WC, pedestal wash hand basin and completes the accommodation.

Outside, the apartment has the benefit of a South facing patio and communal grounds. The apartment has a dedicated parking space which is approached by a rear service lane. In addition, there is a shared visitor parking space.

TENURE

Shared Freehold. 999 year lease from 2000.

Annual Maintenance charge £500- £600pa. Ground Rent £50pa.

Long lets are permitted, holiday lets are not. Pets are not permitted.

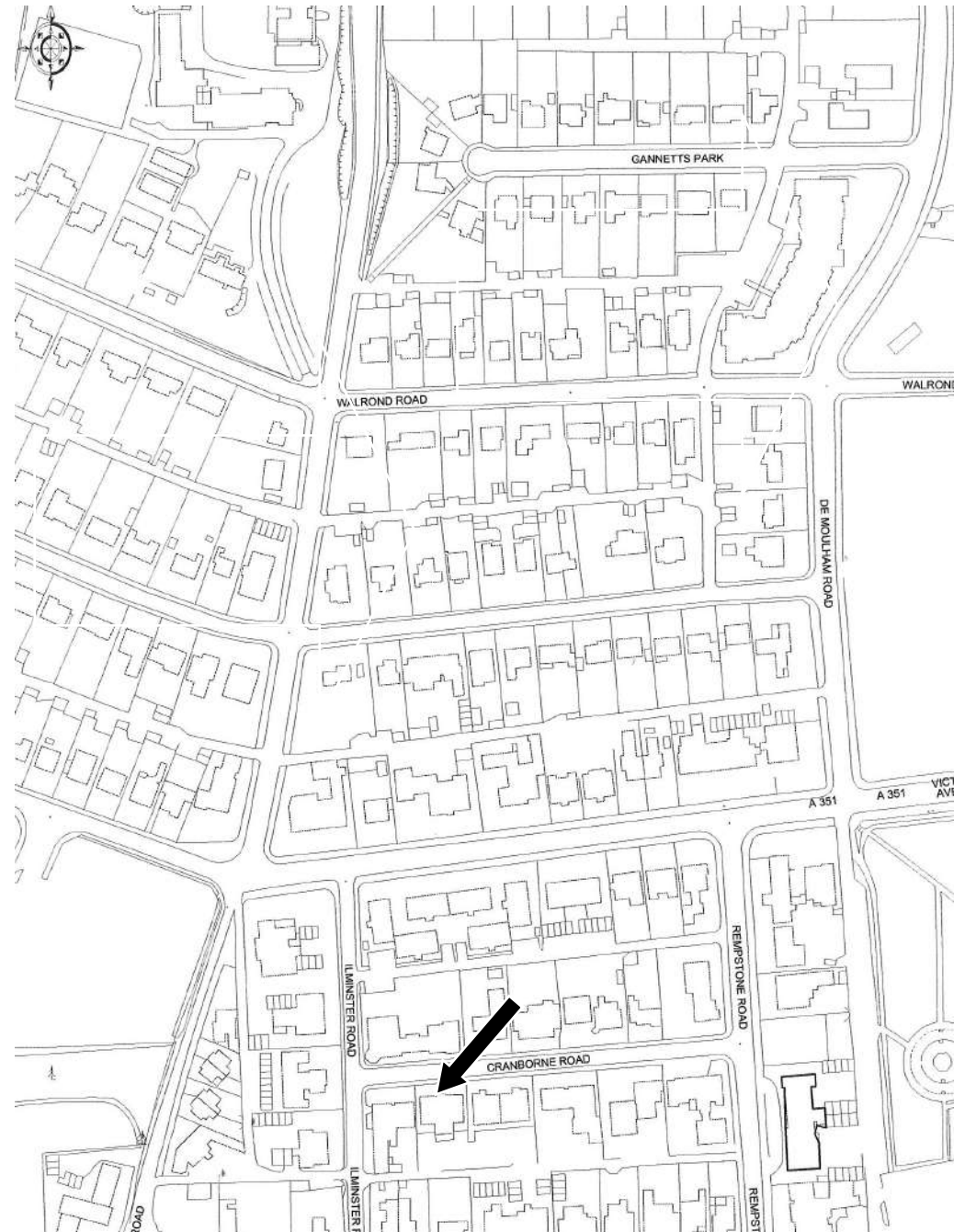
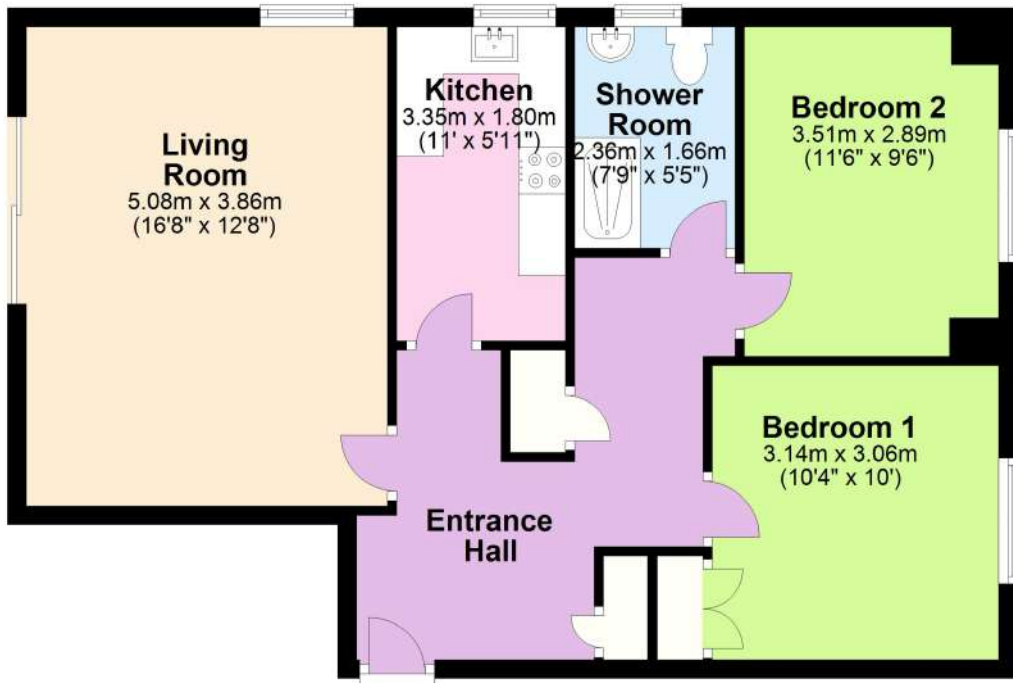
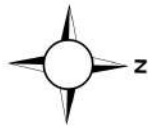
Property Ref CRA1828

Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Approximate Floor Area
51m² (548 sq ft)

Ground Floor



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.

