



**9 THE CLIFFS, BURLINGTON ROAD, SWANAGE**  
**£465,000 Leasehold**

This modern luxury second floor apartment is situated within the prestigious development The Cliffs in the sought after area of North Swanage.

The apartment has been designed to offer a stylish interior incorporating luxury fixtures and fittings including quality kitchen units with granite worktops and Miele integrated appliances, Villeroy and Boch bathroom suites, all of which complement the contemporary spacious living style. Other features include underfloor heating, video entry system, lift access to all floors and gated parking.

“The Cliffs” was built in 2009 and comprises fourteen apartments. It occupies an elevated clifftop position and is set in its own landscaped grounds and is ideally located for access to Swanage beach and approximately 1 mile from the town centre and main shopping thoroughfare. The building is considered to be of traditional cavity construction having a brick plinth, the upper levels being cement rendered and a conventional plain tiled pitched roof with flat roof centre section.

Viewing is highly recommended to appreciate this stylish apartment. through **Corbens, 01929 422284**. The postcode for SATNAV is **BH19 1DH**.

Property Reference BUR1934

Council Tax Band E



First impressions are that the apartment offers a modern, stylish decor throughout. Situated on the North side of the block, there is lift access to the second floor. The entrance hall leads into the generously sized open plan living room/dining room/kitchen with dual aspects providing a light and airy environment. It has some views of Swanage Bay, double doors lead to the balcony with views of the Purbeck Hills.

There are two double bedrooms, both facing East and with fitted wardrobes. The principal bedroom has an en-suite shower room. A family bathroom completes the accommodation.

Outside, there are landscaped communal grounds with attractive flower and shrub borders. An electronically operated gate provides access to a reserved secure underground parking space.

**Tenure:** Leasehold.125 years from 2010.

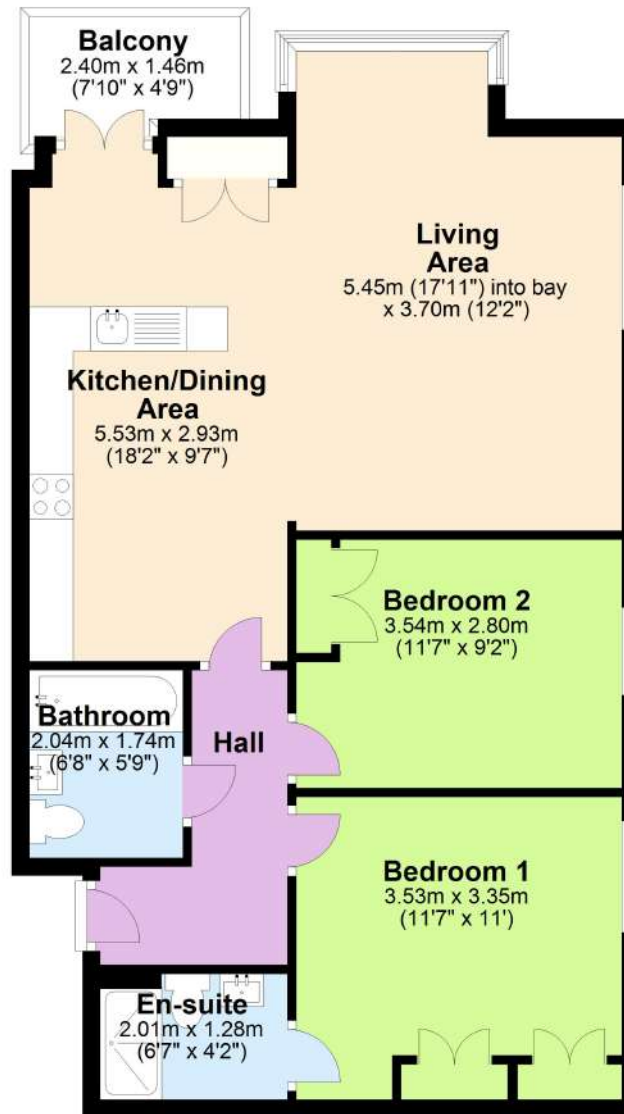
Current service charge £1,625 pa (paid in two half yearly instalments).

Ground rent £250 pa for the first 25 years.

Long lets are permitted, holiday lets are not. Pets at the discretion of the freeholder.



## Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx.  
71 m<sup>2</sup> (764 sq ft)



Scan to View Video Tour





## SITUATION & AMENITIES

The Cliffs is situated in a premier residential location, overlooking Swanage Bay and about 50 metres from the Blue Flag beach. The town centre is approximately 1 mile and offers historic buildings and Victorian Pier, museums, the famous Swanage Steam Railway, Durlston Country Park and Nature Reserve.

Swanage lies at the south-eastern tip of the Isle of Purbeck. Much of the surrounding area is owned by the National Trust and is classified as being an Area of Outstanding Natural Beauty. The market town of Wareham is some 9 miles distant and has main line rail links to London Waterloo (some 2.5 hours). The popular conurbations of Poole and Bournemouth and the exclusive Sandbanks peninsula are also within easy reach via the Sandbanks toll ferry.

Throughout the year the town hosts a number of music festivals, which include jazz, blues, and folk, summer carnival, fish festival and lifeboat fundraising week.



There are numerous sporting and recreational activities in the area including sailing, power boating, water skiing and other water sports and excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast.

