



FLAT 4 WEYHILL, RABLING ROAD, SWANAGE
£295,000 Shared Freehold

This immaculately presented purpose built apartment is situated on the first floor of a modern block, conveniently located in a popular residential area approximately 350 metres level distance from the town centre and Swanage beach. Weyhill was constructed in 2007 and has attractive elevations of brick with stone dressings under a tiled roof.

Flat 4 Weyhill offers spacious, well presented accommodation with the considerable advantage of a large South facing living room, en-suite principal bedroom and allocated parking.

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.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1EB**.



The split-level hall welcomes you to this modern apartment and leads through to the spacious South facing living room with large bay window. The separate kitchen is fitted with a range of light units, contrasting worktops and integrated appliances and has space for a breakfast table.

There are two good sized double bedrooms. The principal bedroom is a particularly spacious South facing room and has the benefit of an en-suite shower room. The family bathroom is fitted with a modern suite in white and completes the accommodation.

Outside, there are communal grounds which are laid to lawn with shrub borders. A dedicated parking space plus 4 visitor parking spaces are approached by a service lane at the rear of the property.

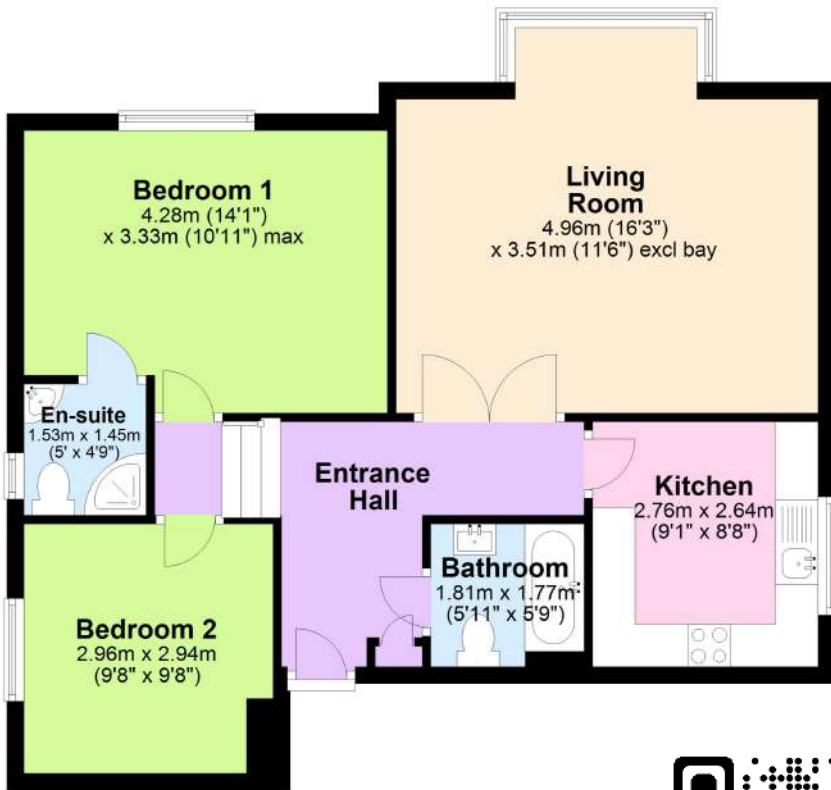
TENURE Shared Freehold. 125 year lease from 1 January 2007. Shared maintenance liability which amounts to £1,333.56pa. All lettings are permitted, pets at the discretion of the management company.

Property Ref RAB1932

Council Tax Band C

Total Floor Area Approx. 65m² (700 sq ft)

First Floor



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



Scan to View Video Tour



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.



Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100020449. Getmapping plc 2012. Printed Scale - 1:1250

