



74B ULWELL ROAD, SWANAGE
£395,000 Leasehold

This exceptionally spacious and newly refurbished first floor flat is one of a pair situated in a detached property at North Swanage, within easy reach of open country and the beach via Burlington Chine. The town centre is approximately one mile away and easily accessible given its location on the main bus route. Having just been totally refurbished, it has the considerable advantage of its own personal entrance, pleasant South facing balcony enjoying views over local parks and cricket ground, private garden, dedicated off road parking, and its own detached garage. The renovation included all new electrics, plumbing and ethernet to every room.

The building was constructed as two purposely built flats and is thought to have been constructed in the mid 20th Century. It is considered to be of traditional cavity construction, externally cement rendered with a Purbeck stone plinth, under a conventional pitched roof which is covered with tiles.

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 1LN**.



The accommodation is superbly presented, with a neutral decor accentuating the light and creating a very spacious feeling. The expansive hallway gives access to each main room and a large loft space. The generous living room is at the front of the property and has double glazed sliding doors, leading to a balcony enjoying the southerly views of parkland and cricket ground. The kitchen/breakfast room is at the rear and has been fitted with stylish units and with room for integrated appliances and wood effect flooring. A large utility room complements the kitchen area with worktop and space for washing machine.

The principal bedroom is a good sized double and is at the front of the apartment enjoying similar views to the Living Room. Bedroom 2 is at the rear of the property, overlooking the garden and is another good-sized double, with Bedroom 3 a generous single room facing West. The bathroom is fitted with a modern suite in white comprising p-shaped bath with shower over, wash hand basin, heated mirror & dual fuel towel rail and WC.

Outside, the front of the property has a dedicated parking space and at the rear, there is a single garage and attractive personal garden. This private garden is bound by fencing and is landscaped with a mix of shingle and paving, with flower and shrub borders.

TENURE

Leasehold. New 125 Year Lease from 2024.

Shared maintenance liability £600 pa, payable monthly. Peppercorn Ground Rent £5pa. Long lets permitted. Pets at the discretion of the freeholder.

Property Ref ULW1944

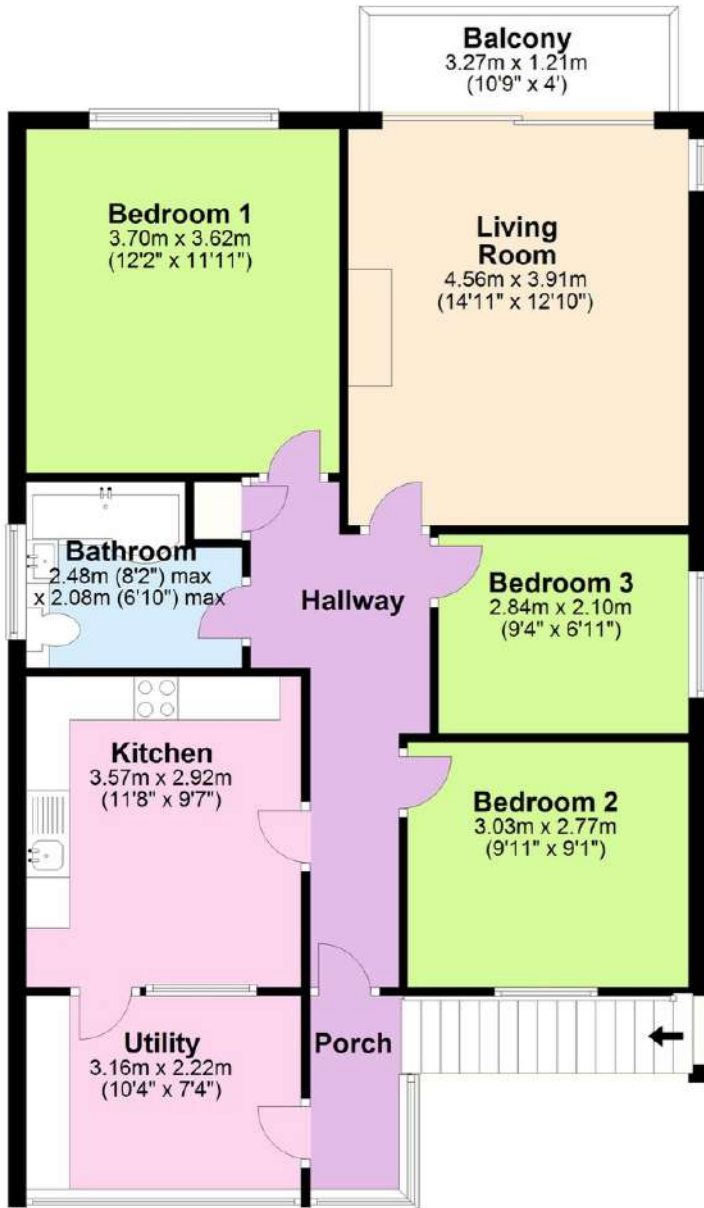
Council Tax Band D

First Floor

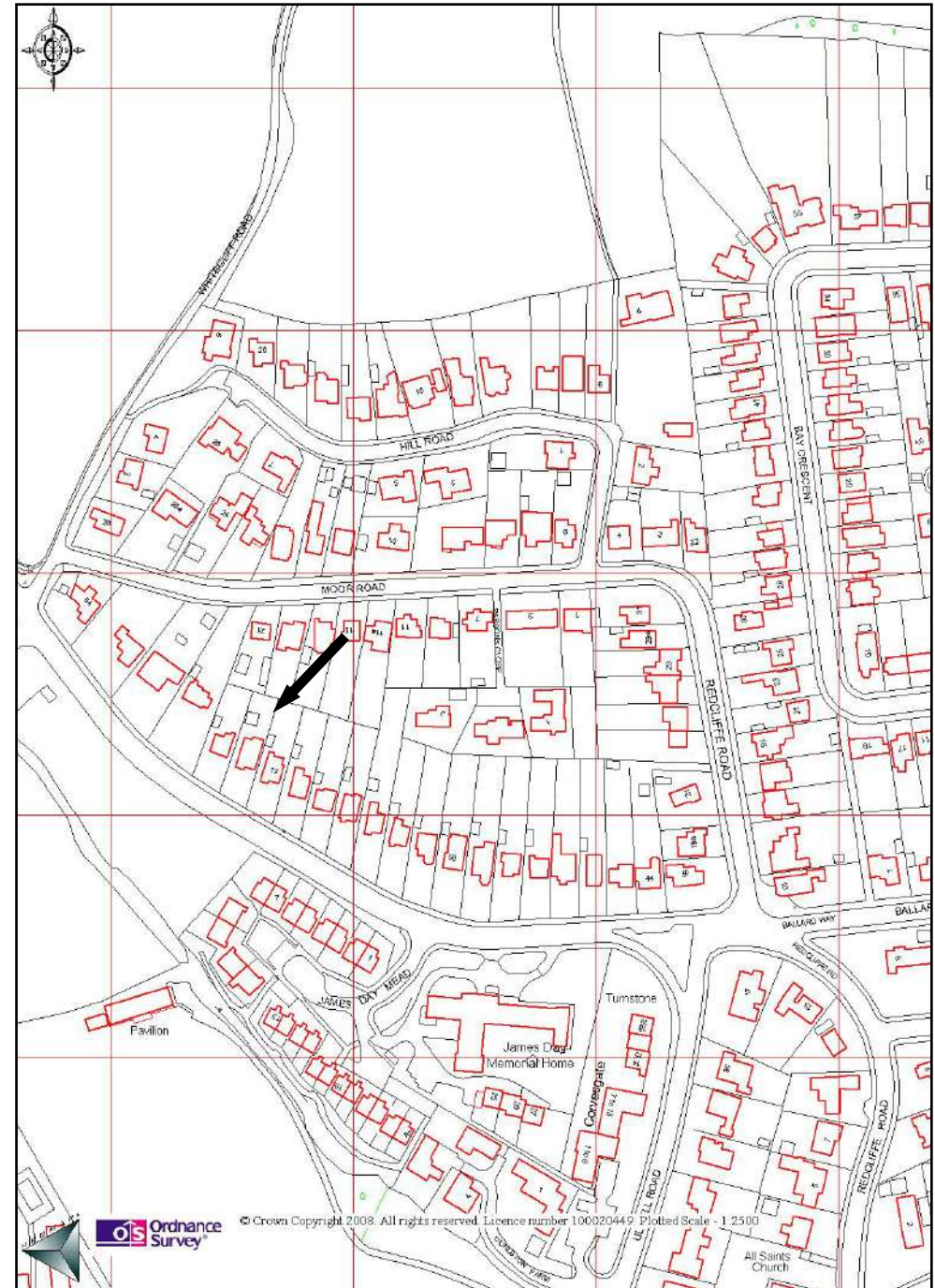


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	77	77
G (1-20)		
Not energy efficient - higher running costs		

Total Floor Area Approx.
74m² (796 sq ft)



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.

