



**74B ULWELL ROAD, SWANAGE**  
**£395,000 Leasehold**

Superior and newly refurbished apartment comprising the entire first floor in a block of 2 apartments, situated in a prestige residential area of North Swanage. Having been totally refurbished it has the considerable advantage of its own personal entrance, pleasant South facing balcony enjoying views over local park/cricket ground, private garden, sizable off-road parking at the front of the property, and a dedicated detached garage. The renovation included all new electrics, plumbing and ethernet to every room.

The building was constructed as two purposely built apartments and is thought to have been constructed in the mid-20<sup>th</sup> 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 and the property allows for easy access to open countryside and the beach via Burlington Chine. The town centre is approximately one mile away and is easily accessible thanks to its location on the main bus route into Swanage and out towards Bournemouth, with the closest bus stop just 75 yards away.

**VIEWING** By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1LN**.

Property Ref ULW1944

Council Tax Band D



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 leads off from the kitchen area with worktop and ample space for appliances.

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.

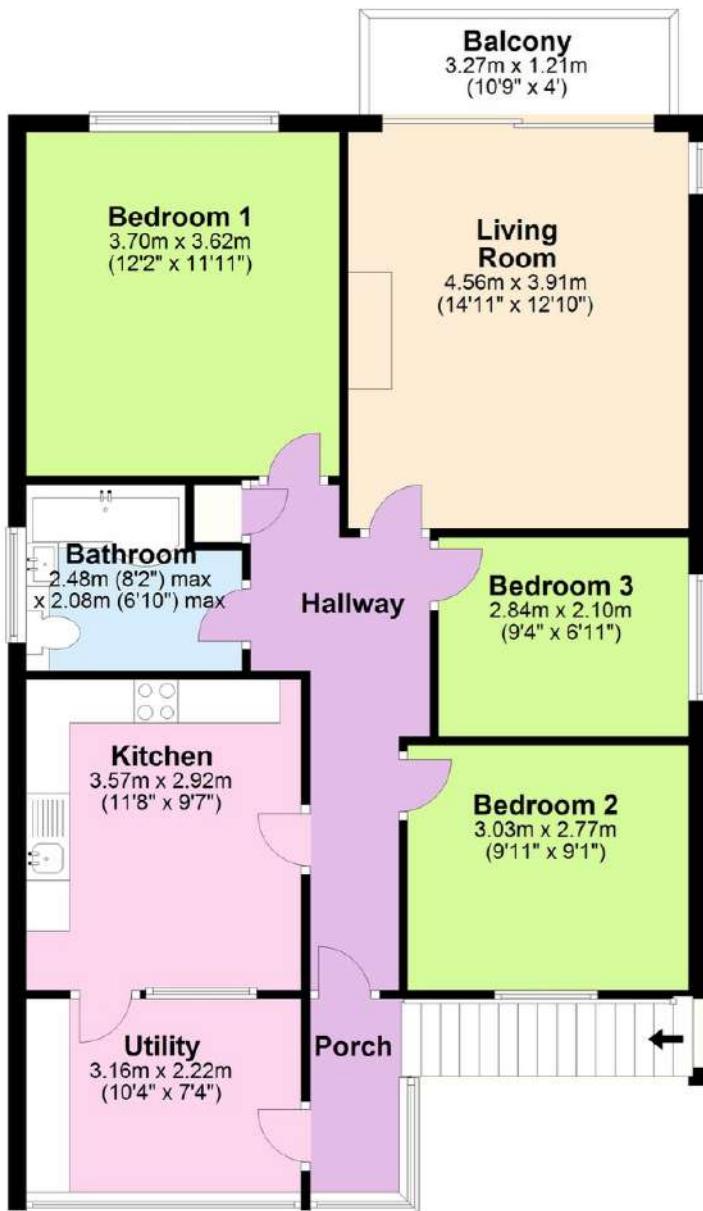
Outside, the front of the property has ample dedicated parking space and at the rear, there is a single detached garage and private garden. This garden is bound by fencing and is landscaped with a mix of shingle and paving, with flower and shrub borders.

#### 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.

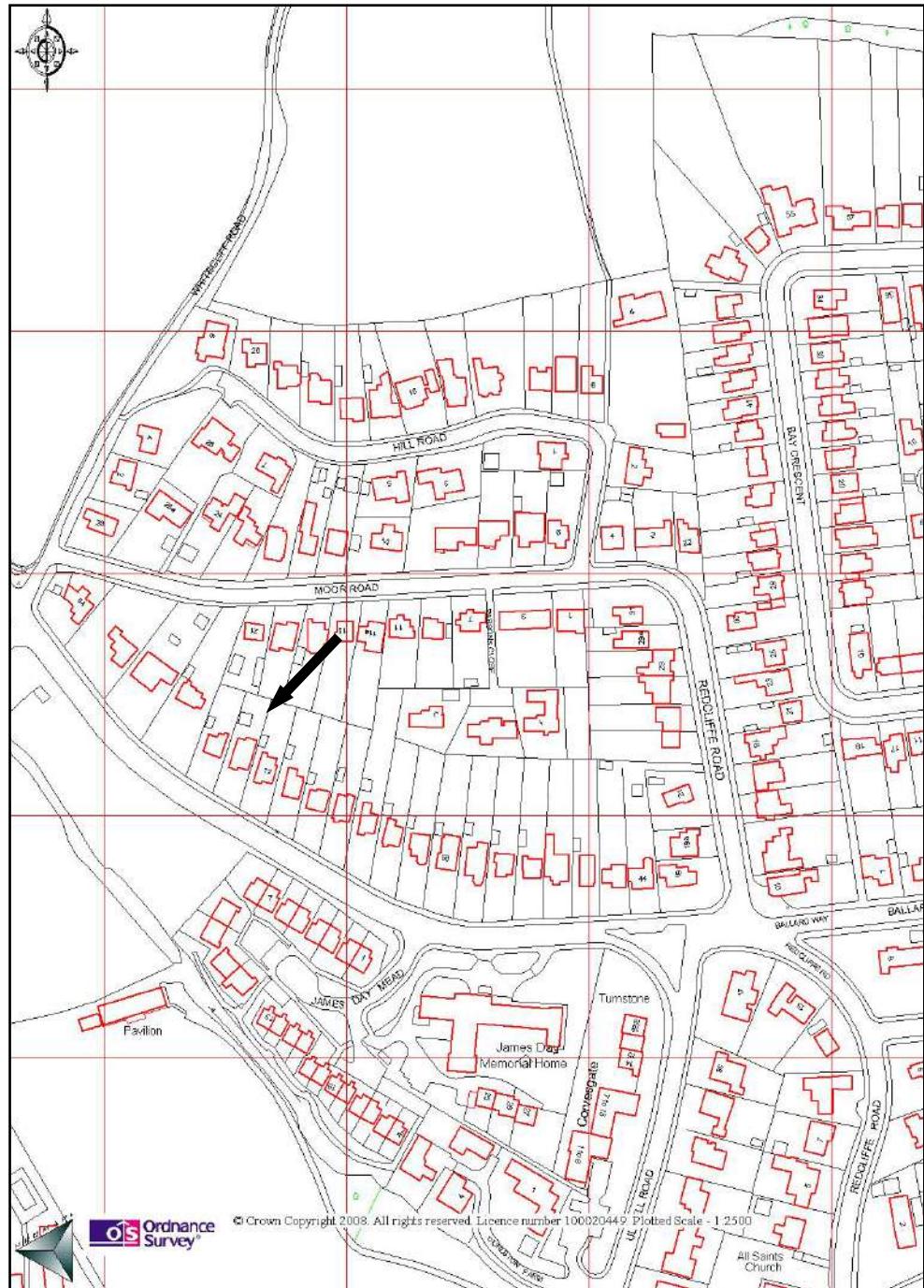
## First Floor



Total Floor Area Approx.  
74m<sup>2</sup> (796 sq ft)



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