



FLAT 1, 61A HIGH STREET, SWANAGE
£185,000 Leasehold

This second floor apartment is located above commercial premises on the High Street, a short distance from the Square and some 200 metres from the seafront and beach. The original building is thought to have been constructed during the early 20th Century, although converted into residential apartments in more recent times and is of stone construction with brick at the rear under a slate roof.

Flat 1, 61a High Street is eminently suitable for the first time buyer or as an investment and has the considerable advantage of dedicated parking in the heart of the town.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref HIG1938

Council Tax Band A



The open-plan living room/kitchen, with access to eaves storage welcomes you to this second floor apartment. Twin windows give views across the rooftops to the Purbeck Hills in the distance. The kitchen area is fitted with a modern range of light wood units, matching worktops and breakfast bar, integrated electric oven and gas hob. There is also plumbing for a washing machine in the storage area.

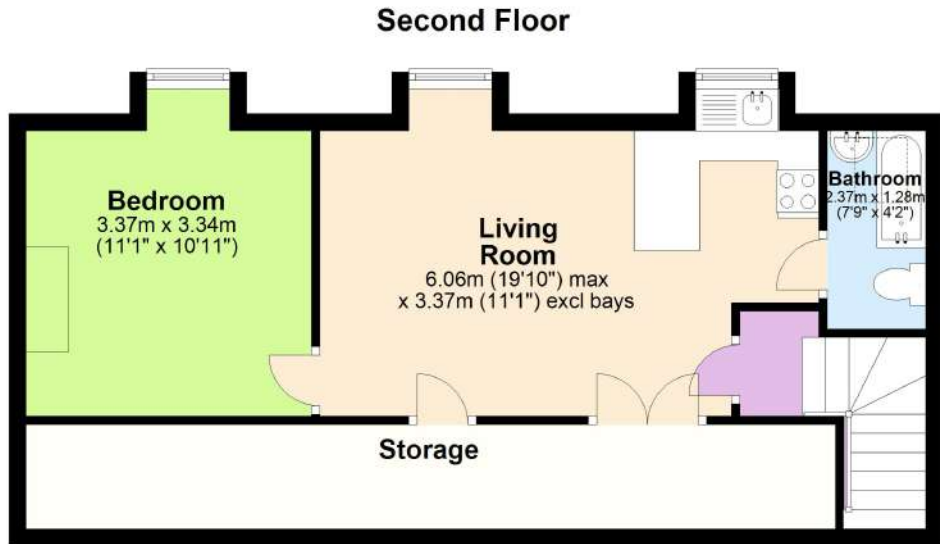
The good sized double bedroom enjoys similar hill views to the living room/kitchen. The bathroom, accessed off the kitchen area, is fitted with a white suite, including bath with shower over, and completes the accommodation.

Outside, there is reserved parking for one vehicle at the rear of the building accessed off Mount Pleasant Lane.

TENURE Leasehold, 125 year lease from 1 January 2001. Ground rent - £50pa. Shared maintenance liability £363pa. All lettings are permitted, pets at the discretion of the Freeholder.

SERVICES All mains services connected.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2LY**.



Total Floor Area Approx. 34m² (366 sq ft)



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.





Swanage Beach Nearby

