



Est 1896
Corbens



2 DECO, 14 REMPSTONE ROAD, SWANAGE
£335,000 Shared Freehold

This superior modern apartment is situated on the ground floor of a prestigious development, ideally situated in the centre of Swanage approximately 500 metres from the main shopping thoroughfare, seafront and Swanage steam railway. As the name suggests 'Deco' is of attractive art-deco design with external elevations and stands in its own grounds with parking at the rear.

No: 2 Deco offers spacious accommodation, three bedrooms, personal front garden, rear patio area and off-road 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.

Viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1DS**.



The spacious entrance hall welcomes you to this modern apartment and leads to the large living room with double doors leading to personal patio area. The kitchen is fitted with an extensive range of light wood effect units, contrasting worktops, and integrated appliances.

There are three double bedrooms. The principal bedroom is particularly spacious and has two fitted wardrobes and an en-suite shower room. Bedroom two is at the front of the property and has a door leading to the personal garden. Bedroom three is central to the accommodation. The family bathroom is fitted with a modern white suite and completes the accommodation.

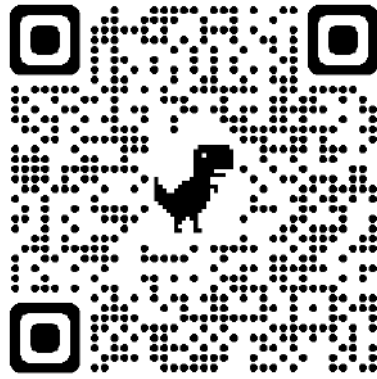
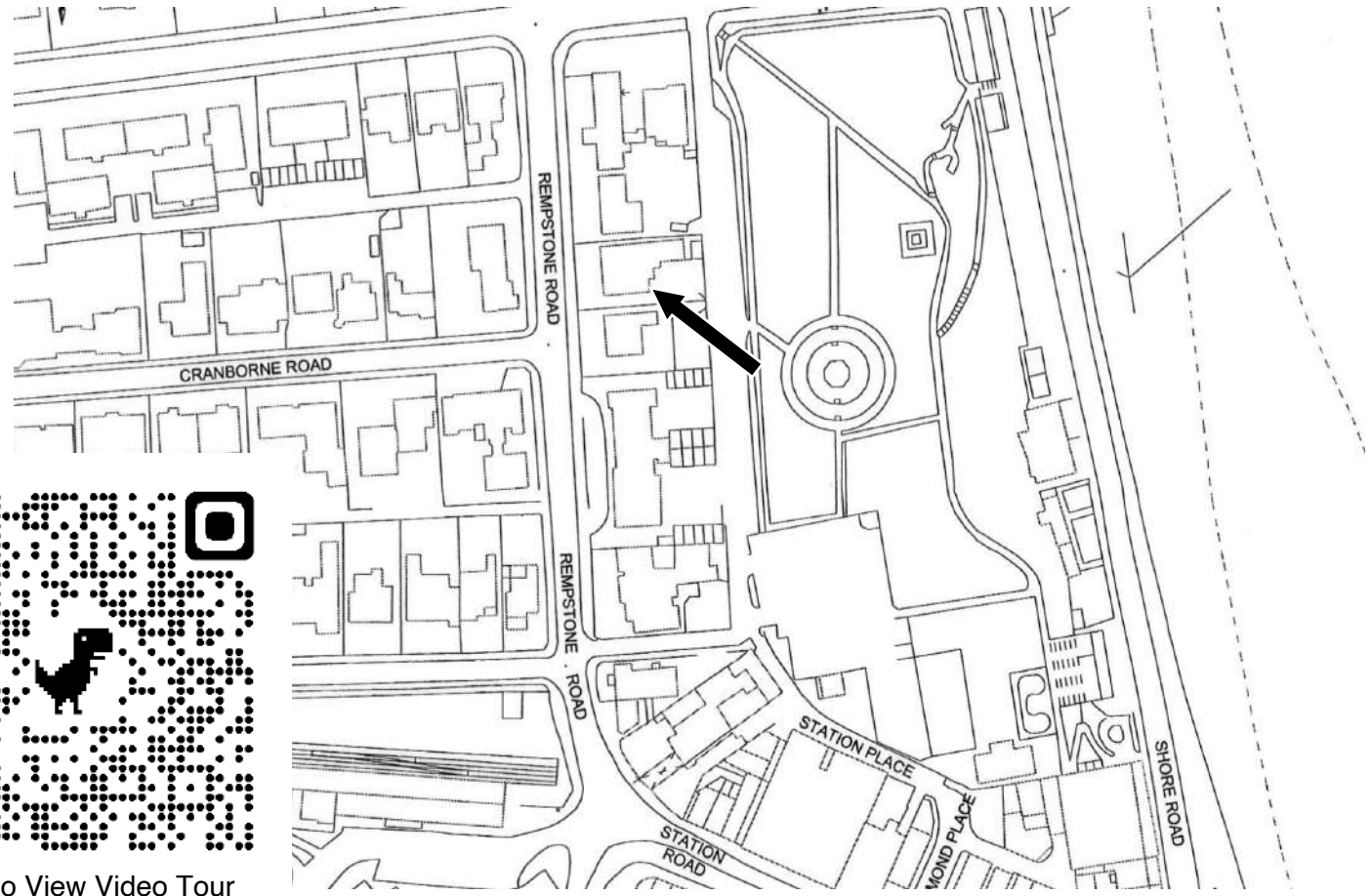
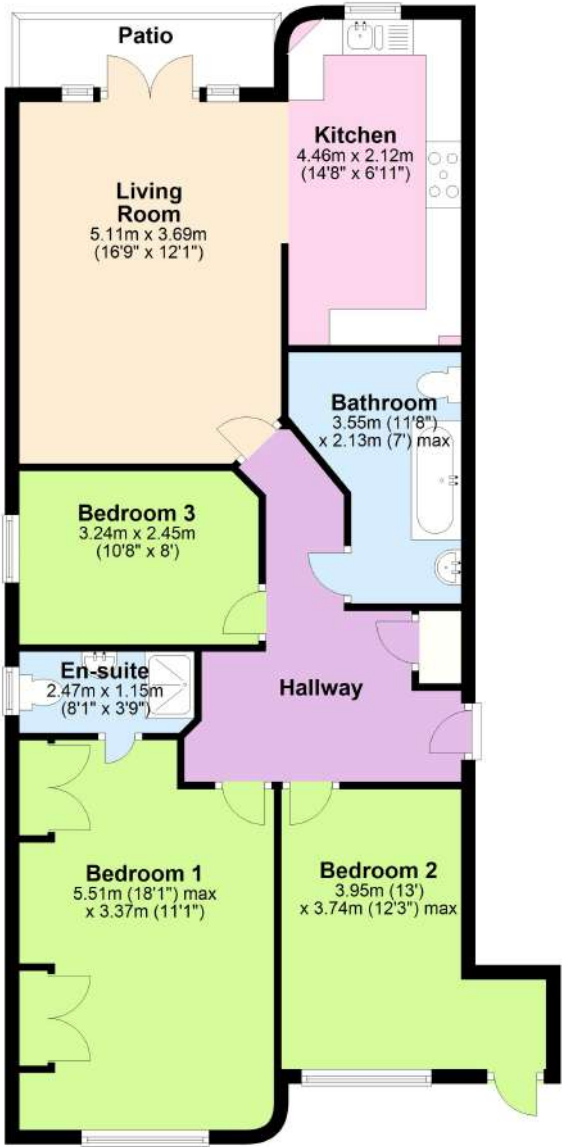
Outside, the apartment has the benefit of a personal garden to the front, private patio area at the rear and a dedicated car parking space which adjoins the patio.

TENURE Shared Freehold. 125 year lease from 25 June 2003. Shared maintenance liability of £2,160 per annum. Long lets are permitted, holiday lets are not. Pets are at the discretion of the Management Company.

Property Ref REM1946

Council Tax Band D

Ground Floor



Scan to View Video Tour

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

Total Floor Area Approx. 83m² (893 sq ft)

Location - 500m from Swanage Seafont



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.

