



FLAT 1 THE ASPENS, NORTHBROOK ROAD, SWANAGE
£275,000 LEASEHOLD

This well designed ground floor modern apartment, with personal South facing paved garden which is bound by fencing and gated giving separate private access to the flat. It is eminently suitable as a retirement home or investment as all lettings are permitted within the lease. This flat is part of Aspens which was converted into a block of apartments in 2006 and is situated in an excellent position approximately 350 metres from the sea front and slightly further from the town centre.

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.

TENURE 99 year lease from 2006. Maintenance liability amounts to £1,800 approx, paid in two instalments (June & December). There is an option for a buyer to purchase a share of the freehold if desired. All lets are permitted. No pets.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. Postcode for SATNAV is BH19 1PW.



OPEN PLAN LIVING ROOM/KITCHEN

4.55m x 4.3m (14'11" x 14'1"), South, range of units with worktops, drawers and cupboards under, inset stainless steel sink, integrated appliances including gas hob with extractor hood over, electric double oven, refrigerator, freezer & washing machine, cupboard housing gas fired combination boiler, door to personal garden.

BEDROOM 1

4.76m x 2.52m excluding entrance recess (15'7" x 8'3") excluding entrance recess), North, uPVC double glazed doors to communal patio area.

EN-SUITE SHOWER ROOM 1.75m x 1.33m (5'8" x 4'4"), tiled shower cubicle, pedestal wash basin, WC, ladder radiator, extractor fan.

BEDROOM 2

3.1m x 1.86m (10'2" x 6'1"), North.

SHOWER ROOM

1.76m x 1.75m (5'9" x 5'9"), suite in white comprising shower cubicle, pedestal wash basin, WC, ladder radiator, tiled splashbacks, extractor fan.

OUTSIDE

Personal South facing garden. Communal patio. Dedicated parking space.

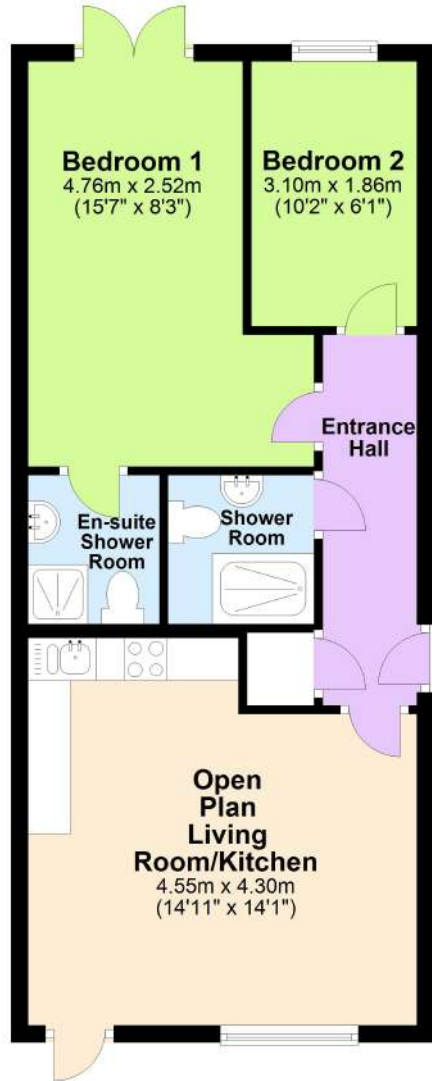
Property Ref NOR1951

Council Tax Band C

Total Floor Area Approx. 48m² (516.7sq ft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	72	75
G (1-20)		
Not energy efficient - higher running costs		

Ground Floor



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.

