



**FLAT 4, WOODSTOCK, 32 PARK ROAD, SWANAGE
£265,000 LEASEHOLD**

This exceptionally spacious penthouse style apartment occupies the top floor of a substantial building and is conveniently located approximately 200 metres from the town centre and seafront. Of considerable note is the generously sized living room and kitchen both of which enjoy superb views over the town to Swanage Bay and Ballard Down. The apartment is in need of some updating throughout.

The original property is thought to date back to the late 19th Century although converted into separate apartments during the 1970s.

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 Sole Agents Corbens, 01929 422284. The postcode for this property is **BH19 2AD**.

Property Ref PAR1969

Council Tax Band C -



The entrance lobby provides useful storage area and leads directly to the kitchen. The generously sized living room with large picture window enjoys superb views over the town to Swanage Bay and Ballard Down. The kitchen is fitted with light units, contrasting worktops and has space for freestanding electric oven, washing machine, dishwasher and fridge.

Bedroom 1 is equally spacious and also has a large picture window to enjoy similar views to the living room. This bedroom has fitted wardrobes. Bedroom 2 is also a good sized double and is located at the rear of the apartment with views of the Purbeck Hills The bathroom, fitted with a white suite, comprising panelled bath with shower over, pedestal wash hand basin and WC, completes the accommodation.

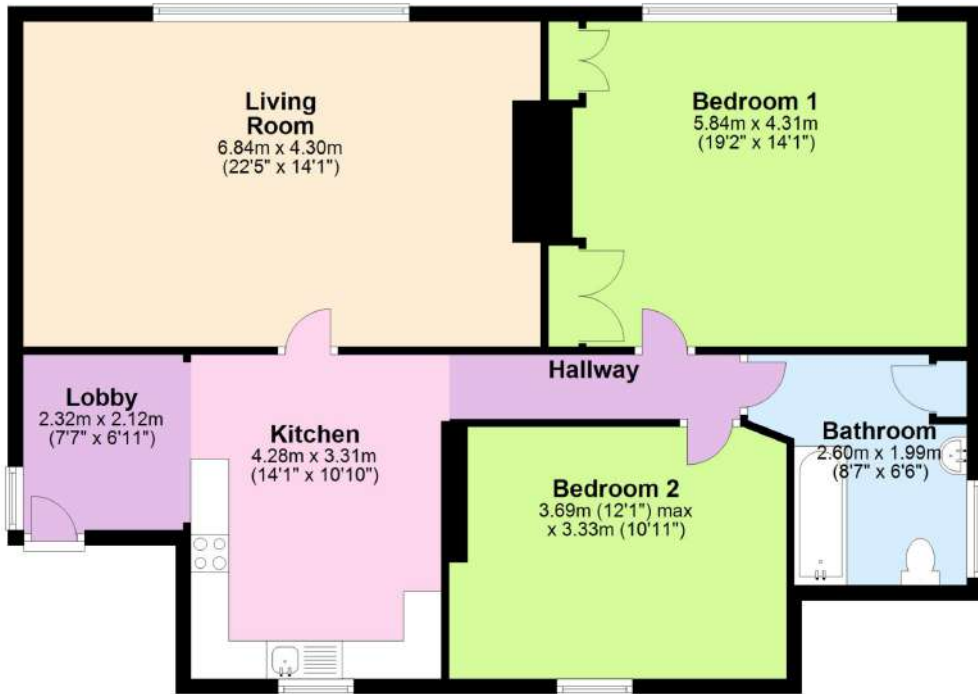
Outside, there is a dedicated parking space, which is situated to the front of the block.

TENURE Lease Term 199 years. Commencement Date June 1973. The lessees are currently in the process of acquiring a share of the freehold. The maintenance is charged on an as when incurred basis. For 2023 this amounted to £1,414. Ground Rent £40pa. Long lets are permitted, holiday lets and pets are not.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Third Floor



Total Floor Area Approx.
96m² (1,033 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.

