



**FLAT 5 ESMOND, 18 NORTHBROOK ROAD, SWANAGE**  
**£299,950 Shared Freehold**

This spacious apartment comprises the entire second floor of a substantial detached building standing some 500 metres from the town centre and beach. Esmond was converted into flats during the 1980s and is of brick construction with pebbledash and tiled hung elevations and Purbeck stone dressings under a tiled roof.

5 Esmond has been refurbished throughout by the current owner and now offers well presented accommodation with the advantage of open plan living room/kitchen and a personal South facing roof terrace giving views across the town to the sea in the distance. It also has the benefit of a dedicated parking space.

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 the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1PT**.



The split level entrance hall welcomes you to this top floor apartment and leads to the open plan living room/kitchen with a picture window giving views over the town. The kitchen area is fitted with a modern range of light units and worktops, integrated fridge, freezer, electric oven and hob, and has space for a washing machine. A porch area, with reduced head height, leads off the hall and opens to a South facing roof terrace which enjoys views across the town to the sea in the distance.

Bedroom one is a good sized double bedroom and is East facing. Bedroom two is a large single/twin room which is ideal as a home office or as a guest bedroom. The bathroom is fitted with a modern white suite including bath with shower over, and completes the accommodation.

Outside, there are attractive communal grounds which are laid to lawn with flower borders and shrubs. An allocated parking space is accessed from the rear service lane.

**TENURE** Shared Freehold. 999 Year lease from 25 December 1985. Shared maintenance charge of £960 per annum. Lettings are not permitted, pets are allowed.

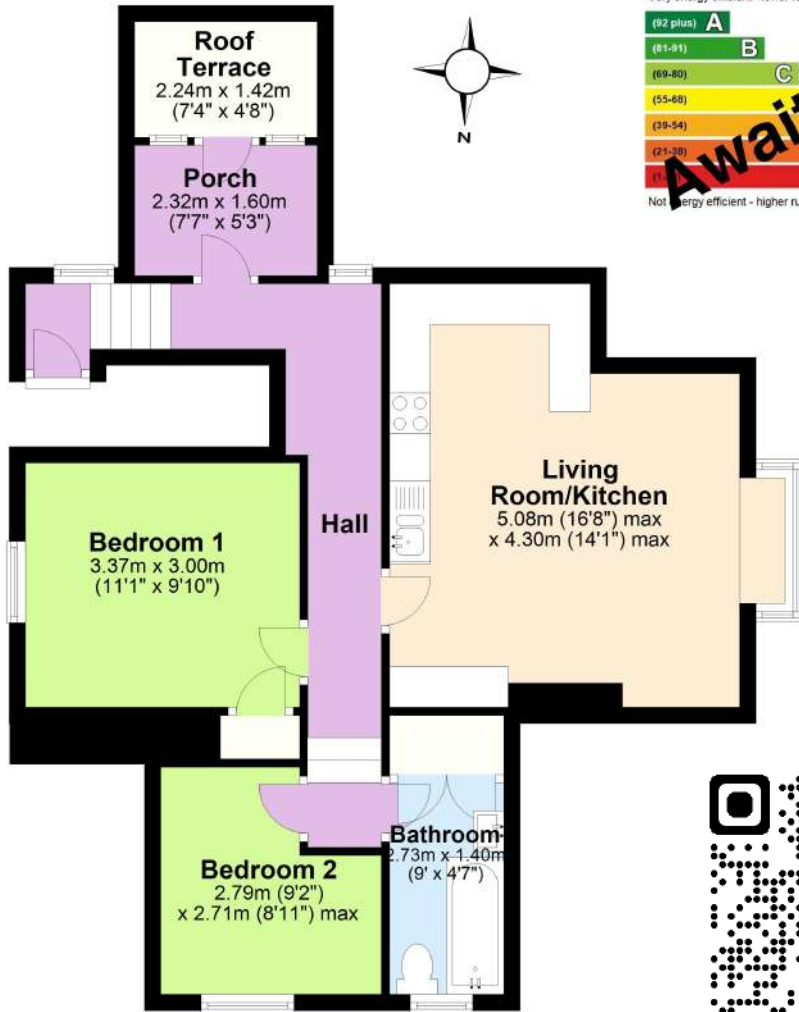


Property Ref NOR1975

Council Tax Band B

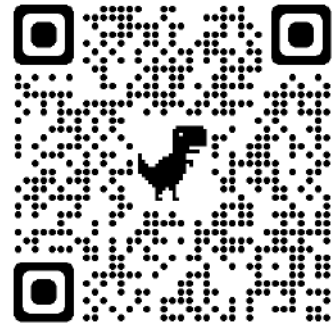
Total Floor Area Approx. TBCm<sup>2</sup> (TBCsq ft)

**Second Floor**

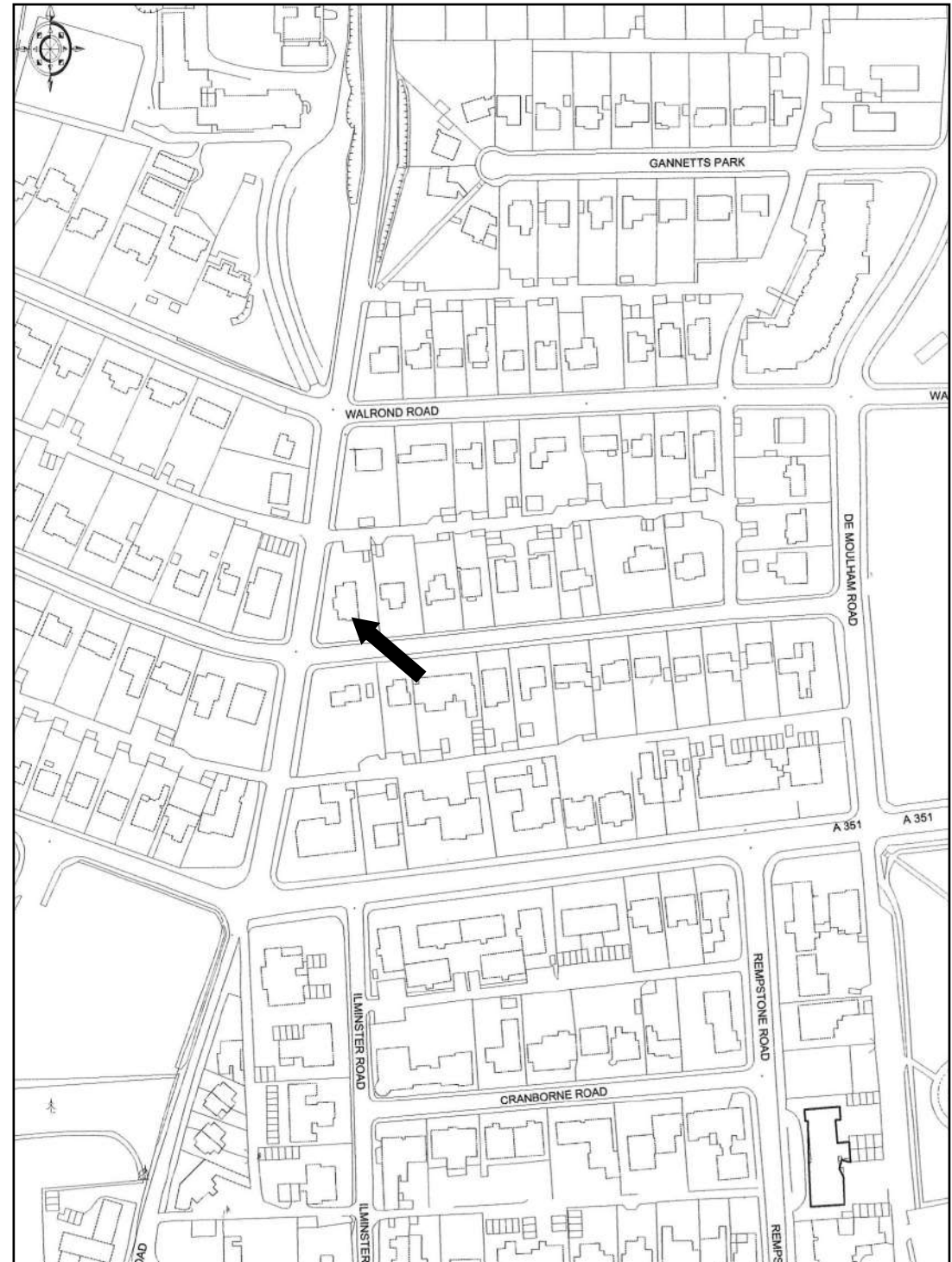


| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> | 79      | 89        |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (1-38)                                      | <b>F</b> |         |           |
|   | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

**Awaiting EPC**



Scan to View Video Tour



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