



7 HARDY CLOSE, MOUNT PLEASANT LANE, SWANAGE
£175,000 Shared Freehold

This upper floor flat, with allocated parking is situated in a small purpose built block which stands in a cul-de-sac just off the High Street and about 500 metres from the town square and sea front. 'Hardy Close' was built during the mid 1980s of brick with Purbeck stone dressings, under a concrete interlocking tiled roof.

Whilst in need of some updating, 7 Hardy Close offers good sized accommodation in the heart of the town centre. It is eminently suitable for the first time buyer or for letting on an AST basis and has the advantage of glimpses of the sea and allocated parking.

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 2NP**.



The entrance hall welcomes you to this modern apartment and leads to the good sized living room at the front of the building. The kitchen is fitted with a range of light wood effect units, contrasting worktops, integrated electric oven and hob and space for washing machine and under-counter fridge/freezer.

The large double bedroom is also at the front of the property and has a box window giving views across the town and a glimpse of the sea. The bathroom is fitted with an off-white suite comprising panelled bath, wash basin and WC and completes the accommodation.

Outside, there is a communal Tarmac paved courtyard at the rear with dustbin and drying area. The apartment also has an allocated parking space which is a considerable advantage in the heart of the town.

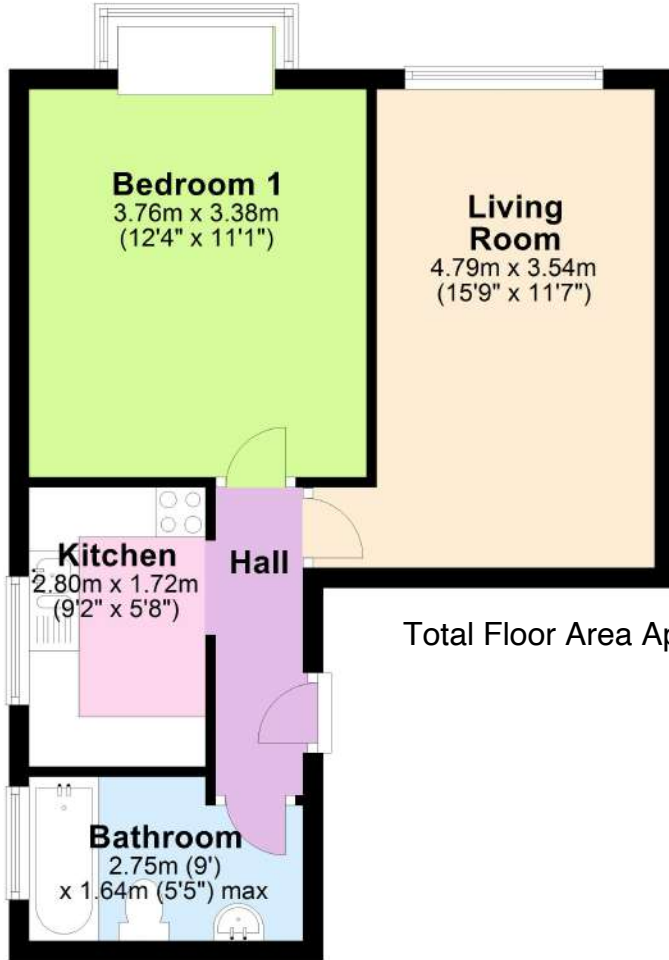
TENURE Shared Freehold. 199 year lease from 25 March 1986. Shared maintenance charge of £1,200 per annum. Long lets permitted, holiday lets are not, pets at the discretion of the Management Company.

Property Ref MOU1981

Council Tax Band B



Second Floor

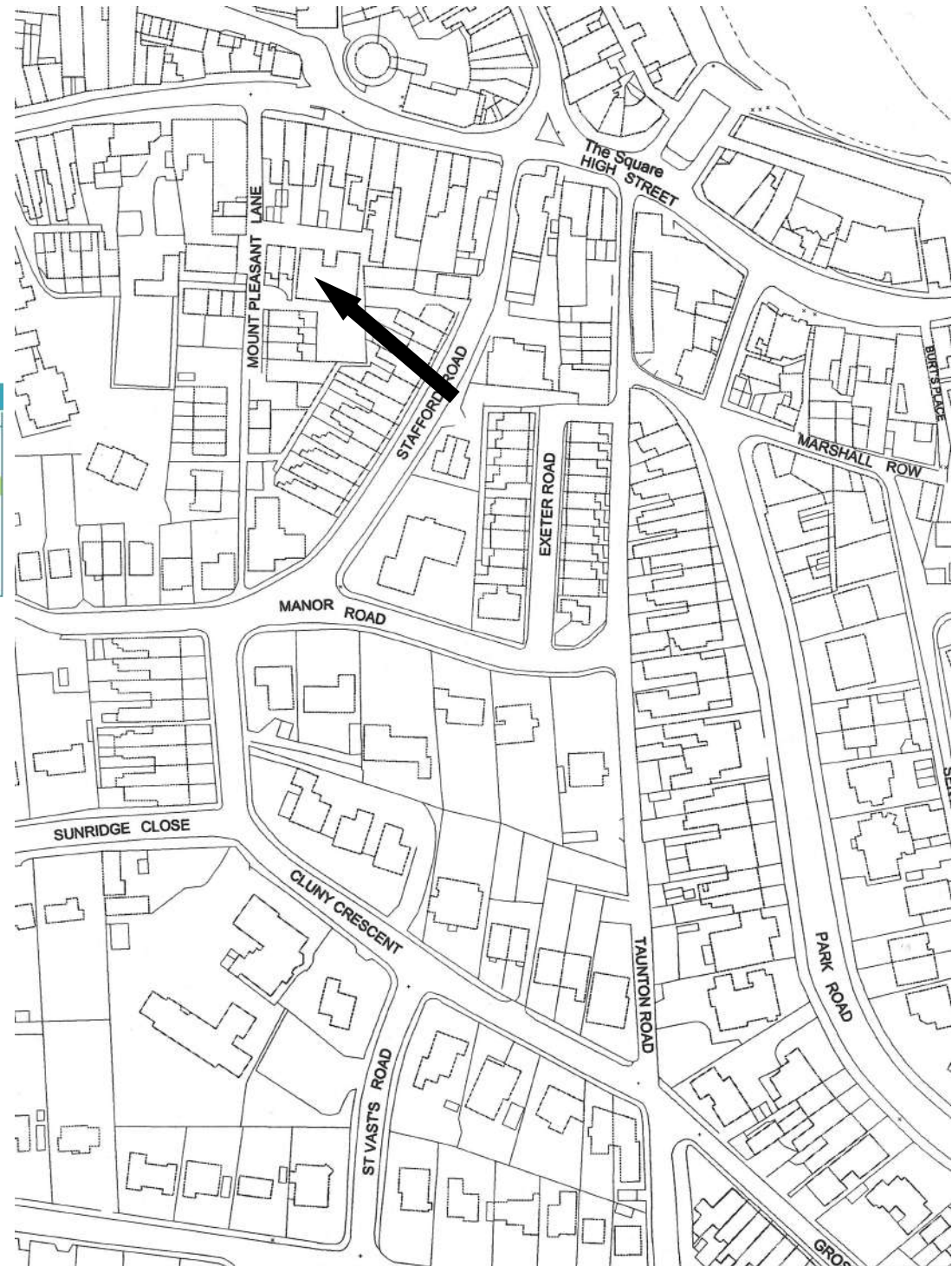


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 min)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx. 41m² (441 sq ft)



Scan to View Video Tour



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.

