



5 RICHMOND LODGE, VICTORIA AVENUE, SWANAGE
£235,000 Shared Freehold

This spacious second floor apartment is situated in a Victorian block conveniently located in an excellent level position approximately 250 metres from the beach and some 500 metres from the main shopping thoroughfare and Steam Railway. Richmond Lodge was originally constructed around the turn of the 20th Century and converted into flats in more recent times.

5 Richmond Lodge has the offers well presented accommodation with the advantage of a good sized living room with wide bay window giving views across the recreation ground to Swanage Bay, the Pier and Peveril Point in the distance. It also has the benefit of 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 1AN**.



The entrance hall welcomes you to this modern apartment and leads to the good sized South facing living room with large bay window giving views of Swanage Bay to The Pier and Peveril Point. The kitchen is fitted with a range of light wood effect units, contrasting worktops, and a range of integrated appliances.

The large double bedroom is West facing and is situated at the rear of the property. There is a good sized study which is ideal for home working or as an occasional bedroom. The bathroom is fitted with a modern white suite including bath with shower over, and completes the accommodation.

Outside, the apartment has the benefit of communal grounds which are partially lawned with shrub borders. An allocated parking space is located at the front of the building and accessed from De Moulham Road.

TENURE Shared Freehold. Currently a 99 year lease from 24 June 1975 however the seller is in the process of extending this to 999 years. Shared maintenance charge of £1,176 per annum. All lettings are permitted, pets are not.

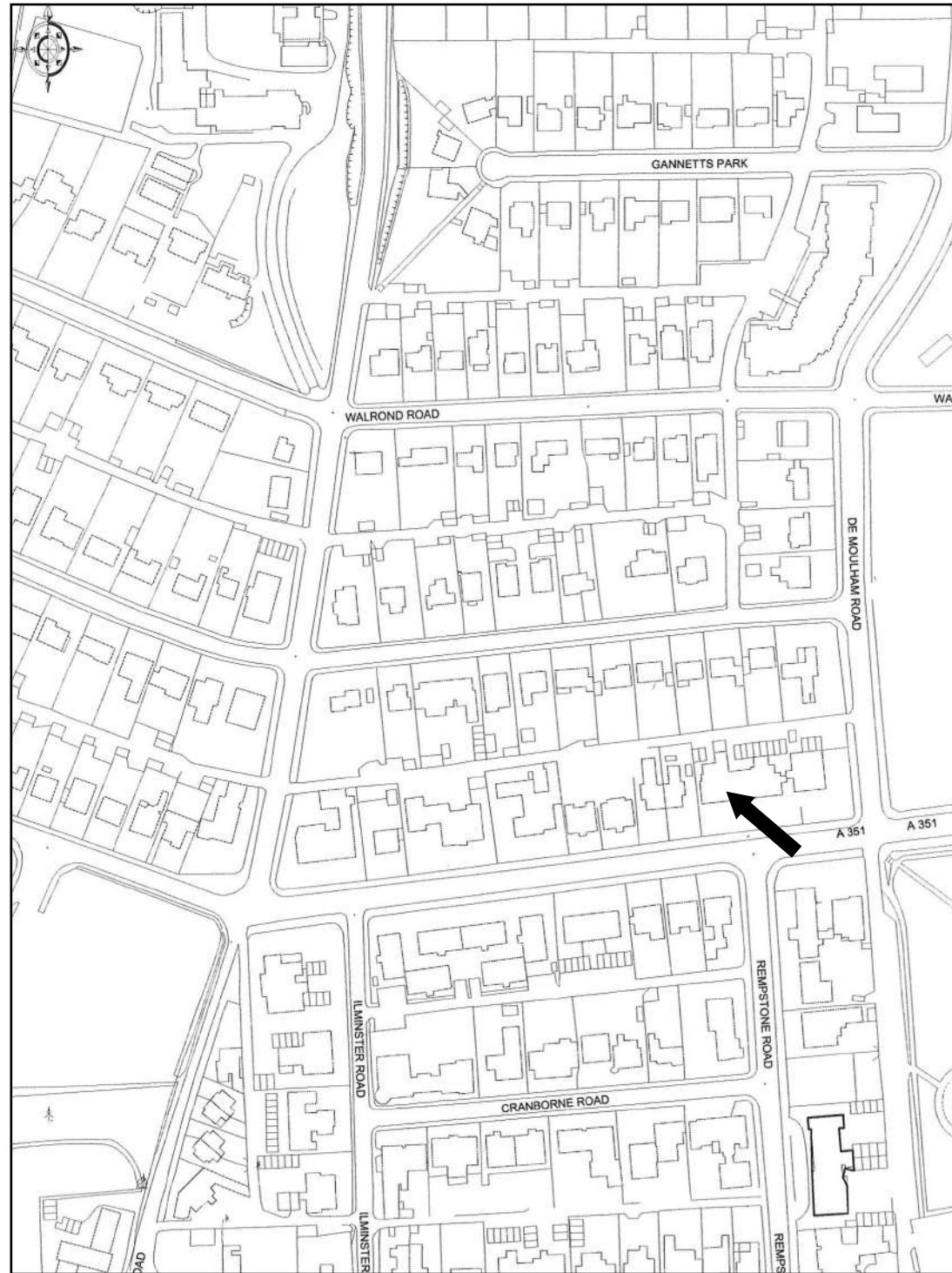
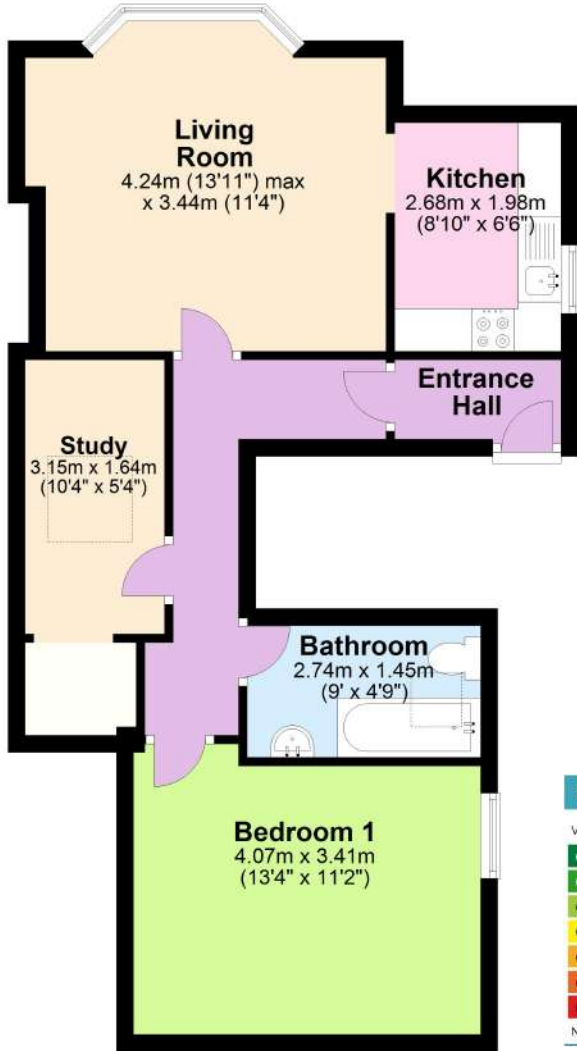


Property Ref VIC1964

Council Tax Band B

Total Floor Area Approx. 61m² (657 ssq ft)

Second 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.



Location