



11 HARBERTON, REMPSTONE ROAD, SWANAGE
£245,000 SHARED FREEHOLD

This modern apartment is situated on the second floor of an attractive detached building, located on a prominent corner site, approximately 200 metres from the town centre and a similar distance from the beach. The apartment is immaculately presented and decorated in a neutral decor to enhance the light and spatial feeling.

Harberton is a small purpose built block constructed during the early 1980s and has external elevations of brick with Purbeck stone quoins under a pitched roof covered with tiles. Ideal for a first time buyer, or investment as long lets are permitted within the lease.

The seaside resort of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach and is an attractive mixture of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is BH19 1DJ.



The entrance hall welcomes you to this stylish well presented second floor apartment and leads through to the good sized South facing living room with bay window. Leading off, the kitchen is fitted with a contemporary range of grey kitchen units with contrasting worktops, integrated appliances including gas hob, combination oven/microwave, fridge and washing machine.

There are two double bedrooms with fitted storage cupboards; both are at the rear of the building. The shower room has recently been refitted with a large walk-in glazed shower, wash basin with cupboard under and WC.

Outside, the communal grounds are walled and mostly lawned with shrub borders and includes a dustbin and drying area, together with a dedicated car parking space at the rear.

TENURE

Shared Freehold. 999 year lease from 1993. Current maintenance liability £1,260pa. Long lets permitted, holiday lets and pets are not.

All mains services connected. Gas central heating/combination boiler.

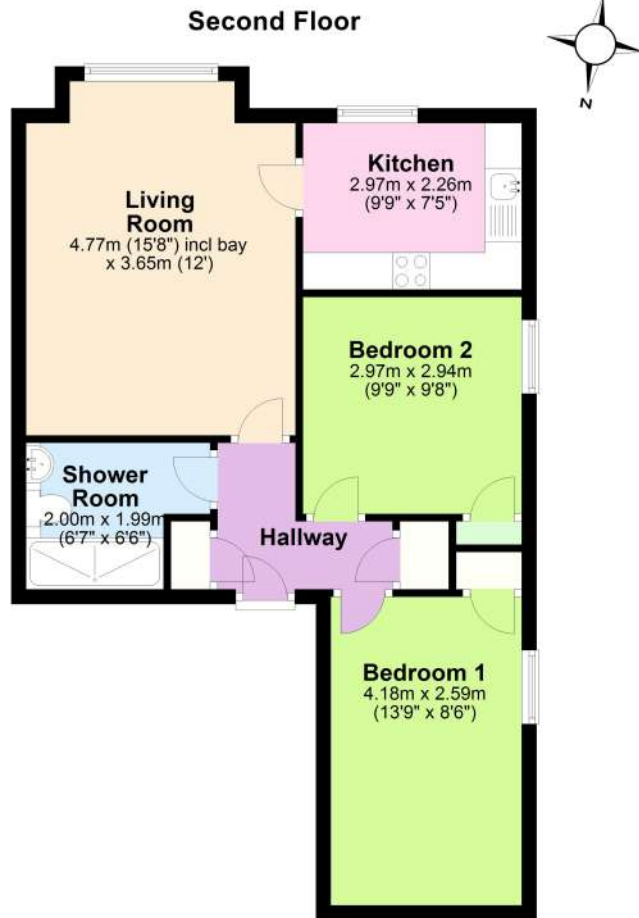
Property Reference REM2007

Council Tax C/2024-2025 £2,74.51

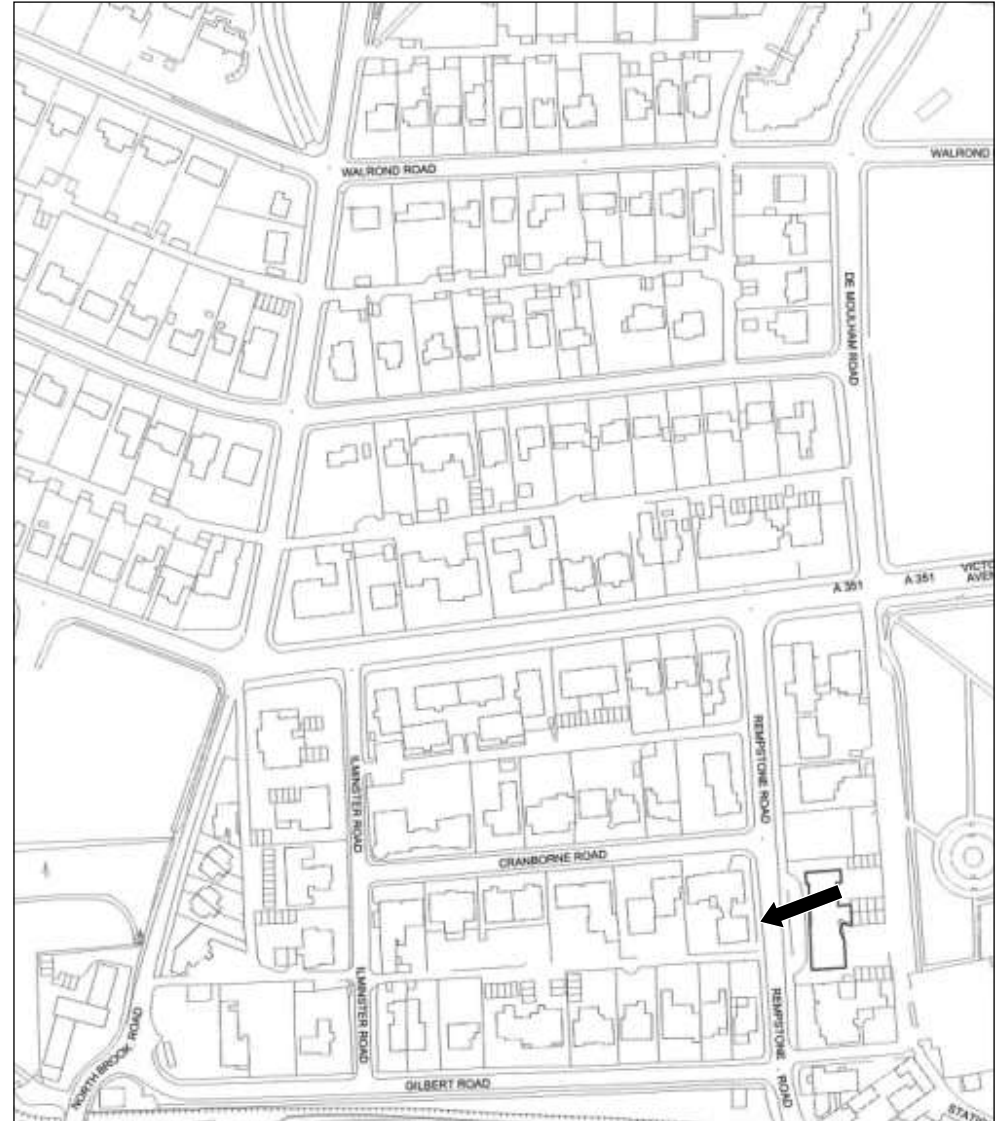
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	76



Total Floor Area Approx. 55m² (592 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.

