



**FLAT 2 MARINE APPROACH, 10 ULWELL ROAD, SWANAGE**  
**£365,000 SHARED FREEHOLD**

This immaculately presented apartment is situated on the ground floor of an attractive detached building, well located some 100 metres from the beach and approximately half a mile from the town centre. It is superbly styled and amongst the fine features is the uniquely designed living room with feature semi-circular bay with views of the sea, and high quality kitchen and bathroom suite.

Marine Approach was built around the turn of the Century and converted into 6 residential flats during the mid 1980s. The main building is of Purbeck stone construction under a clay tiled roof and stands in its own grounds.

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.

Property Reference ULW2011

Council Tax D/2024-2025 £2,558.82



Upon entering the apartment, you will be welcomed by the neutral decor throughout maximising the easy spacious living style. The South facing living room is generously sized and has a superb feature semi-circular bay with views of the sea. The kitchen is fitted with cream units and has an integrated gas hob with electric oven. There are spaces for a freestanding fridge/freezer, washing machine, tumble dryer and dishwasher.

There are three good sized double bedrooms. Bedroom 1 has an en-suite WC; Bedrooms 2 and 3 have fitted storage cupboards. Completing the accommodation is the family bathroom fitted with a superb suite comprising corner shower cubicle, roll top freestanding bath, WC and wash basin with vanity cupboard.

Outside, the communal grounds are at the rear of the building and there is a dedicated parking space at the front.

#### **TENURE**

Shared Freehold. 999 year lease from June 2015. Current maintenance liability £1,080 (paid monthly). All lets are permitted and pets are at the discretion of the management company.



