



FLAT 2 BALLARD RISE, 21 PRIESTS ROAD, SWANAGE
£245,000 Shared Freehold

This modern flat is situated on the ground floor of a small purpose built development of 4 quality apartments in a pleasant residential area about half a mile from the town centre and some 500 metres to local convenience store and Townsend Nature Reserve. Ballard Rise was built in 2006 and is of traditional cavity construction with Purbeck stone detail, under a pitched roof covered with concrete interlocking tiles.

2 Ballard Rise offers well planned accommodation with the advantage of a good sized living room with views across the town to the Purbeck Hills in the distance. It also has the considerable advantage of allocated parking.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck. It has a fine, sandy beach and is an attractive mix 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. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2RG**.



Approached by its own personal entrance, the hall welcomes you to this ground floor apartment and leads to the good sized living room/dining room with wide bay window giving views over the town to the Purbeck Hills in the distance. Leading off, the kitchen is fitted with a range of cream units, contrasting worktops, integrated gas hob and electric oven and has space for a washing machine.

There are two South facing bedrooms, bedroom one is a good sized double, whilst bedroom two is single room, both rooms have a fitted wardrobe. The bathroom is fitted with a modern white suite including P-shaped bath with shower over, and completes the accommodation.

Outside, communal grounds offer views to the Purbeck Hills and Swanage Bay in the distance and are laid to lawn with mature flower and shrub beds and borders, timber summerhouse and decked area. A dedicated parking space and two visitors parking spaces are accessed at the rear of the building.

TENURE Shared Freehold. 999 year lease from 1 January 2006. Shared maintenance charge of £450 for 2024/2025. Long lets are permitted, holiday lets are not. Pets at the discretion of the Management Company.

Property Ref PRI2014

Council Tax Band C





Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx. 56m² (603 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.

