



Est 1896

Corbens



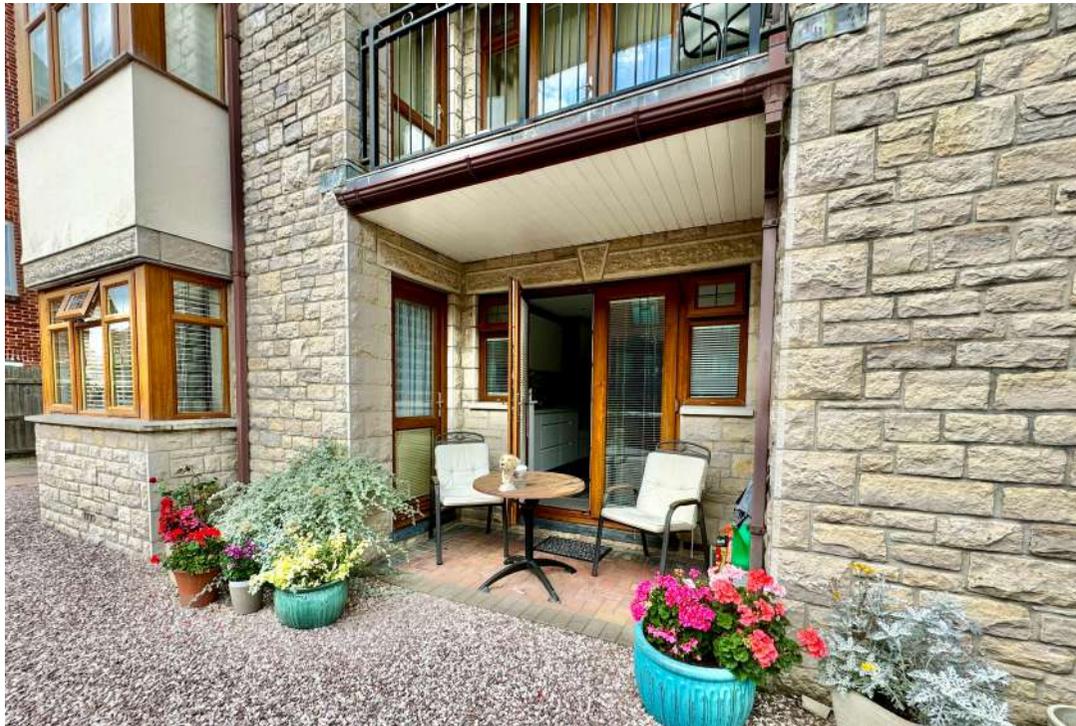
1 GAINSBOROUGH HOUSE, CRANBORNE ROAD, SWANAGE
£450,000 Shared Freehold

This superior ground floor apartment is conveniently situated in the heart of Swanage approximately 200 metres from the town centre and Swanage beach. Standing in landscaped grounds, Gainsborough House is an attractive block of modern apartments constructed in 2005 to a high standard by a local reputable builder of part Purbeck Stone.

No: 1 Gainsborough House offers particularly spacious accommodation with three double bedrooms, underfloor heating throughout and a South facing personal patio area. It also has the considerable advantage of easily maintained communal grounds, an open plan garage space and personal store. Gainsborough House also has the added benefit of a communal laundry room.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

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



The spacious entrance hall welcomes you to this modern ground floor apartment and leads to the generous, South facing living room with bay window and door to the personal patio area. The kitchen/dining room is fitted with an extensive range of wooden units, contrasting worktops, integrated appliances and double doors opening to the personal patio.

There are three double bedrooms; the principal bedroom is particularly spacious with South facing bay. Bedroom two is also a spacious double and has the benefit of a large en-suite bathroom with corner bath. Bedroom three is East facing and has fitted wardrobes with sliding doors. The family shower room completes the accommodation.

Outside, the apartment has the benefit of a South facing personal patio. There are also easily maintained communal grounds to the front, which are gravelled with shrub borders; gates lead through to the rear where the open plan garage, with electric roller door, and guest parking space is accessed by a rear service lane. There is also a storage cupboard which is personal to the apartment.

Tenure Whilst technically held on a 125 year lease from 2005, the freehold of the building has been transferred to the the lessees. Shared maintenance liability of £2,600 per annum. Long lets permitted, holiday lets are not. Pets at the discretion of the management company.

Property Ref: CRA1615

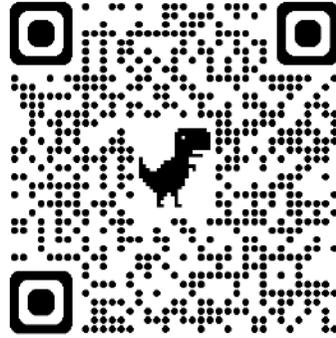
Council Tax £3,696.07/Band F

Total Floor Area Approx. 117m² (1,259 sq ft)

Ground Floor



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		
	71	78



Scan for Video Link

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.

