



FLAT 7 HAVEN COURT, 29 ULWELL ROAD, SWANAGE
£250,000 Shared Freehold

This first floor flat is situated in a popular location at North Swanage approximately one mile from the town centre and some 500 metres from the seafront. The original building is thought to have been constructed around the turn of the 20th Century, although considerably extended and converted into separate apartments during the 1980s. The property is of brick construction, externally cement rendered under a concrete interlocking tiled roof.

7 Haven Court offers good sized accommodation with a South West facing roof terrace which enjoys the afternoon/evening sun. The apartment also has the considerable advantage of dedicated parking.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is 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. 2.5 hours) is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via Sandbanks ferry.

Property Ref ULW2042

Council Tax Band B - £1,990.20 for 2024/2025



The entrance hall welcomes you to this good sized flat and leads to the dual aspect living room with sliding doors opening to the roof terrace which enjoys the afternoon/evening sun. The galley style kitchen is fitted with a range of wood effect units, contrasting worktops and space for electric cooker.

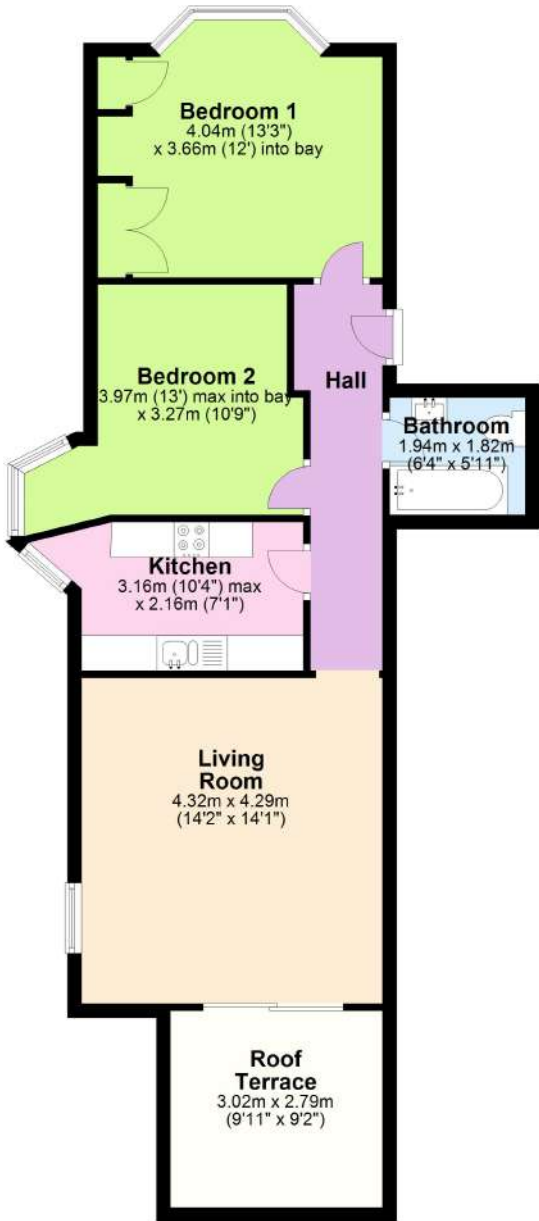
The apartment has two bedrooms. The principal bedroom is particularly spacious with an East facing bay window and a range of fitted wardrobes. Bedroom two is also a good sized double. The family bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside there are communal grounds and an allocated parking space for one vehicle.

TENURE Shared Freehold. 999 years from 24 June 1988. Shared maintenance charge approx. £1,000pa. All lettings and pets permitted.

Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1LF**.

First Floor



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	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
Approx. 60m² (646 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.

