



3 COW LANE, SWANAGE
£185,000 Leasehold

This purpose built flat is one of a small development, formerly Local Authority owned, and is situated in a convenient location about one mile from the town centre and within 500m from a local convenience store. It is thought to have been constructed during the 1970s and is of cavity brickwork, under a pitched roof covered with concrete tiles.

3 Cow Lane is eminently suitable for first time buyers. It offers good sized accommodation with views across the town to Swanage Bay in the distance.

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 the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham is some 9 miles distant, with main line rail link to London Waterloo (2.5 hours).

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 2TH**.

NB There is a local covenant on the property which states that the purchaser must have lived and/or worked in the Dorset area, or an Area of Outstanding Natural Beauty for the last 3 years.



The hallway is central to the accommodation and leads through to the spacious dual aspect living room with views across the town to Swanage Bay in the distance. It also has ample room for a dining table and chairs. The kitchen is fitted with a range of light units with contrasting worktops, an integrated electric cooker and hob, and a cupboard with plumbing and space for a washing machine.

There are two bedrooms; the principal bedroom is a particularly spacious double, whilst the second bedroom is a good sized single. The shower room is fitted with a walk-in shower cubicle and completes the accommodation.

Outside, there is a communal garden which is mostly lawned with rotary washing line and dustbin area. The flat also has the benefit of a brick built lock up store measuring 2.20m x 1.00m (7'2" x 3'3").

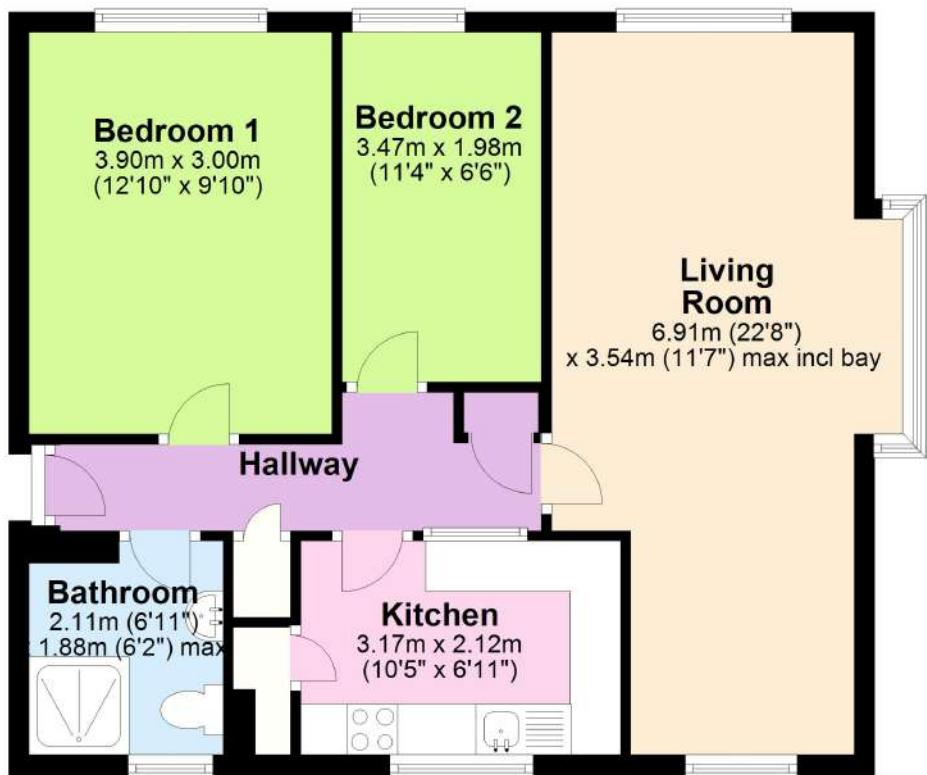
Tenure Leasehold. 125 year lease from 22 August 2003. There is a shared maintenance liability which amounts to approx. £930 per annum. Long lettings and pets are permitted but holiday lets are not.



Property Ref COW2046

Council Tax Band A - £1,792.96 for 2025/2026

First Floor



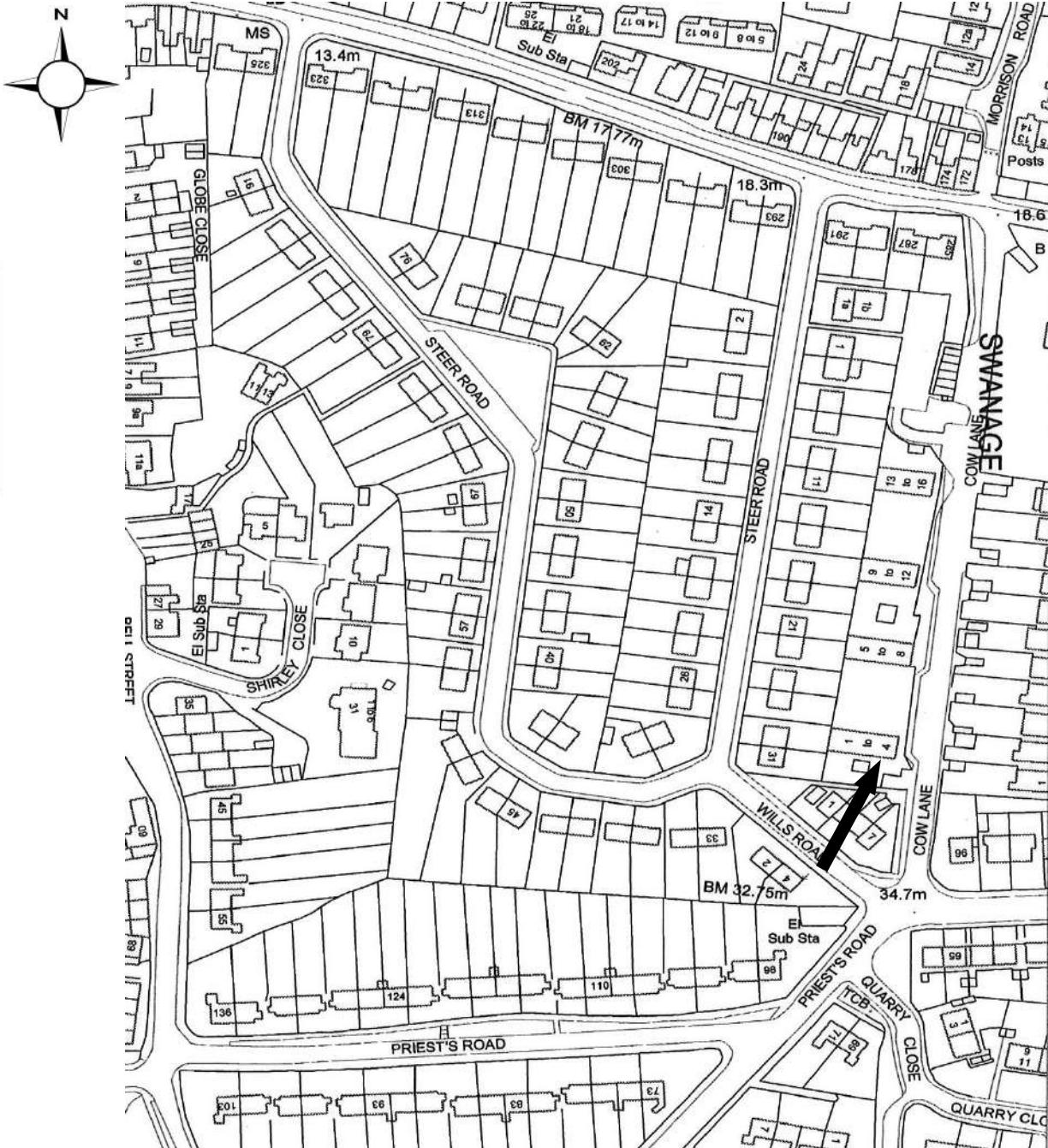
Total Habitable Floor Area
Approx. 58m² (624 sq ft)

Energy Efficiency Rating

Very energy efficient - lower running costs

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs



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.

