



**15 MANOR GARDENS, MORRISON ROAD, SWANAGE**  
**£239,950 Shared Freehold**

This immaculately presented ground floor flat is situated within a purpose built block of 4 similar apartments, in a pleasant and sheltered position approximately one mile to the West of the town centre and about 300 metres from local convenience store and bus stop. Manor Gardens was constructed around 1980 and has elevations of natural Purbeck stone, under a "Bradstone" tiled roof.

15 Manor Gardens is part of a quiet walled development of properties and is eminently suitable for a retirement property or as an investment. It also has the advantage of a dedicated parking space within a gated parking area.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the south is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 42284**. The postcode **BH19 1JT**.



Presented throughout with a modern neutral decor to maximise the light and spatial feeling. The porch opens to the spacious living room which enjoys a pleasant dual aspect. The kitchen is fitted with a range of light grey units, contrasting worktops, integrated electric hob and oven and has space and plumbing for fridge/freezer and a washing machine.

There are two bedrooms, both South facing. Bedroom one is a double whilst bedroom two is a single room with built in storage. The family bathroom is fitted with a modern white suite including panelled bath with shower over.

Outside, there are well maintained landscaped communal grounds and gated parking with a dedicated space.

**Tenure** Shared Freehold. 999 year lease from 1 October 2007. There is a shared maintenance liability which currently amounts to approx. £1,000 per annum. Long lettings are permitted, holiday lets are not and pets are at the discretion of the management company.

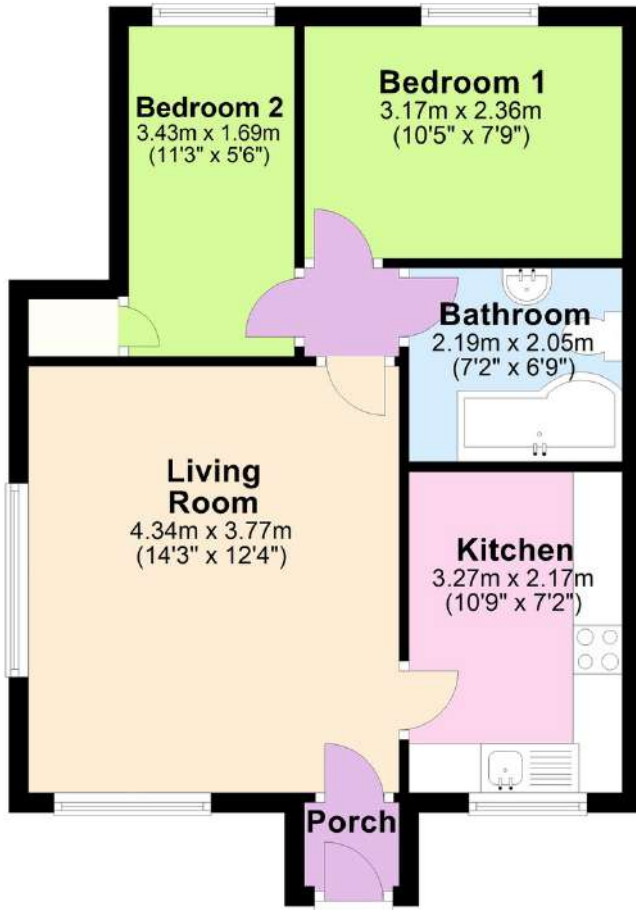
Property Ref MOR2048

Council Tax Band C £2,274.51 2024/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



### Ground Floor



Total Floor Area Approx.  
48m<sup>2</sup> (516 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.

