



Est 1896
Corbens



FLAT 3, 20 PARK ROAD, SWANAGE
£145,000 Shared Freehold

This second floor apartment is situated on the southern slopes of the town, a short distance from 'The Downs'. It is close to the centre of Swanage, approximately 200 metres from the Town Square and seafront. The original property is thought to date back to the 19th Century and is built of brick under a slate tiled roof.

Flat 3, 20 Park Road is eminently suitable for a cash buyer, investment on an AST basis. It has the advantage of a good sized living room with bay window enjoying views across the town to Swanage Bay and Ballard Down in the distance.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. 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.



The entrance hall welcomes you to this first floor apartment and leads through to the good sized living room with a large bay window enjoying views across the town to the Bay and Ballard Down in the distance. The kitchen is at the rear of the apartment and has views of the Purbeck Hills. It is fitted with a range of light coloured units, contrasting worktops, integrated electric hob and plumbing for automatic washing machine. There is a second entrance to the apartment from the kitchen, which leads to a private off road rear parking space.

The South facing bedroom is a good sized double and is particularly light. The shower room with large shower tray completes the accommodation.

TENURE Shared Freehold. 99 year lease from 1977. Shared maintenance on as and when incurred basis. All lets are permitted. 1 pet is permitted.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 2AD**.

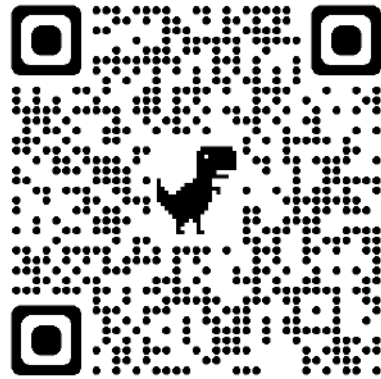
Property Ref PAR2054

Council Tax Band A

Second Floor



Total Habitable Floor Area
Approx. TBCm² (TBC sq ft)



Scan to View Video Tour



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.

