



4 ASHLEY HOUSE, CRANBORNE ROAD, SWANAGE
£250,000 Shared Freehold

This good sized flat is situated on the first floor of a purpose built block which is located in the centre of Swanage, approximately 300 metres from the town centre and beach. Ashley House was constructed during the 1990s of brick under a tiled roof and stands in its own grounds with allocated parking at the rear.

4 Ashley House offers well presented accommodation, and has the advantage of a good sized living room with South facing balcony and dedicated parking space. It is eminently suitable for the first time buyer, retirement market or as an investment.

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



The entrance hall is central to the accommodation and welcomes you to the apartment. It leads to the good sized dual aspect living room with sliding doors opening to the South facing balcony. The kitchen is fitted with a range of light units, contrasting worktops, integrated electric oven and gas hob and space for washing machine and fridge/freezer.

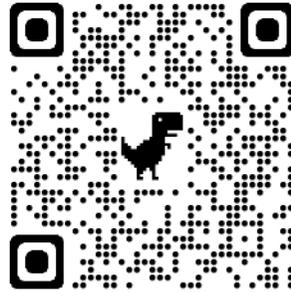
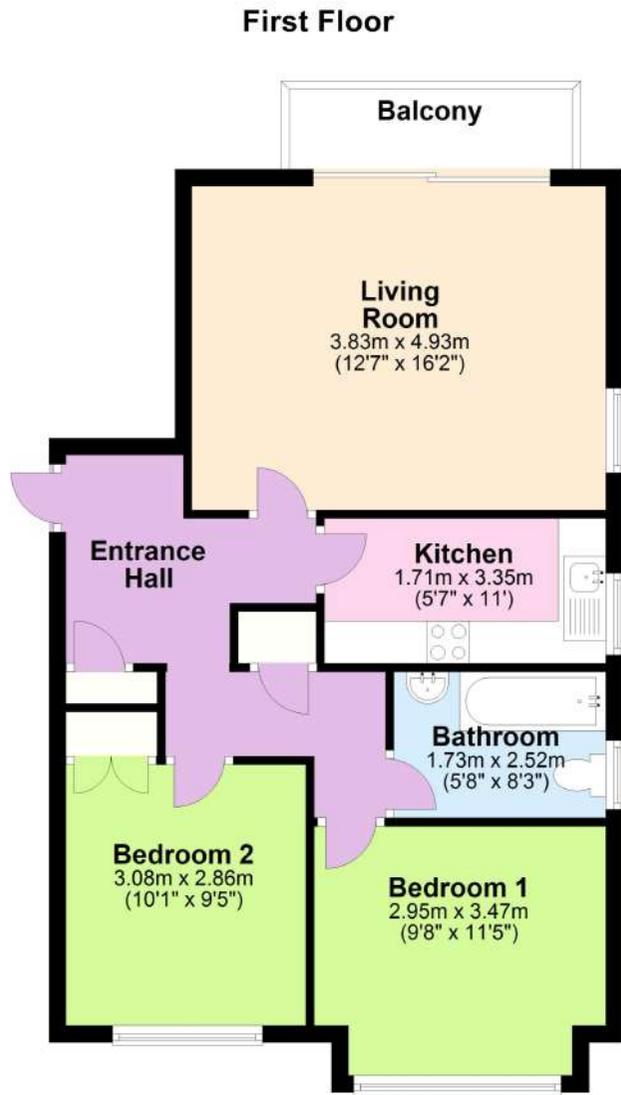
There are two double bedrooms located at the front of the building. Bedroom one has a wide bay window, whilst bedroom two has the benefit of a recessed wardrobe. The bathroom is fitted with a modern white suite including bath with shower over and completes the accommodation.

Outside, the apartment has the benefit of a South facing balcony and communal grounds. The apartment has a dedicated parking space which is approached by a rear service lane. In addition, there is a shared visitor parking space.

Tenure Shared Freehold. 999 year lease from 25 March 2000. There is a shared maintenance liability which amounts to approx. £700 per annum and ground rent of £50 per annum. Long lets are permitted but holiday lets and pets are not.

Property Ref CRA2080

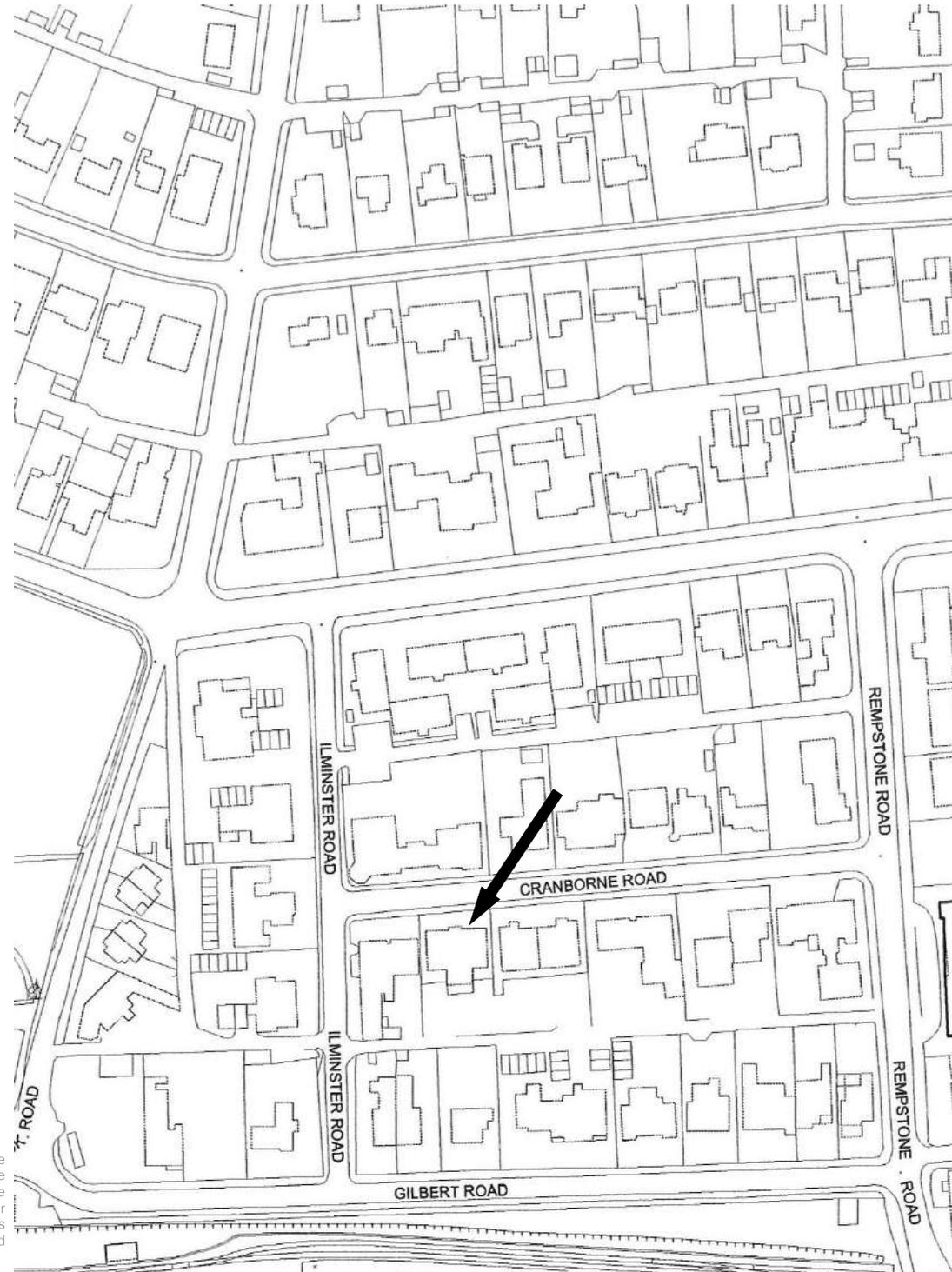
Council Tax Band C £2,274.51 for 2024/2025



Scan to View Video Tour



Total Floor Area
Approx. 63m² (678 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.

