5 HARBERTON, REMPSTONE ROAD, SWANAGE

£175,000 Shared Freehold

This well appointed flat is situated on the first floor of an attractive detached building, thought to have been constructed during the 19th Century and converted into separate apartments in the early 1980s. Harberton is located on a prominent corner site, approximately 200 metres from the town centre and a similar distance from the beach. The building is of stone construction under a pitched roof covered with clay tiles and a rear extension of brick was added when the property was converted.

Flat 5 Harberton has the advantage of two double bedrooms, a dedicated parking space and is eminently suitable for the first time buyer.

The seaside resort of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully surrounded by the Purbeck Hills. It has a fine, safe, sandy beach and is an attractive mixture 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.

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

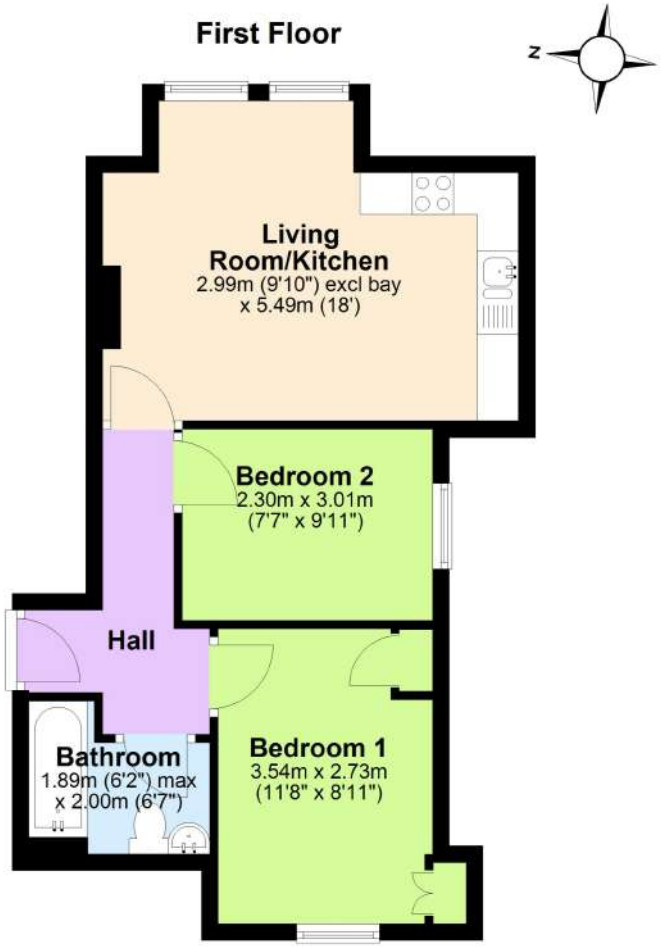
The entrance hall welcomes you to this well presented first floor apartment and leads through to the open plan living room/dining room with oblique sea views. The kitchen area is fitted with a stylish range of white units, contrasting wood effect worktops and integrated appliances including electric oven and hob.

There are two double bedrooms, bedroom one is West facing and has two recessed cupboards. Bedroom two is South facing. The bathroom is fitted with a coloured suite and completes the accommodation.

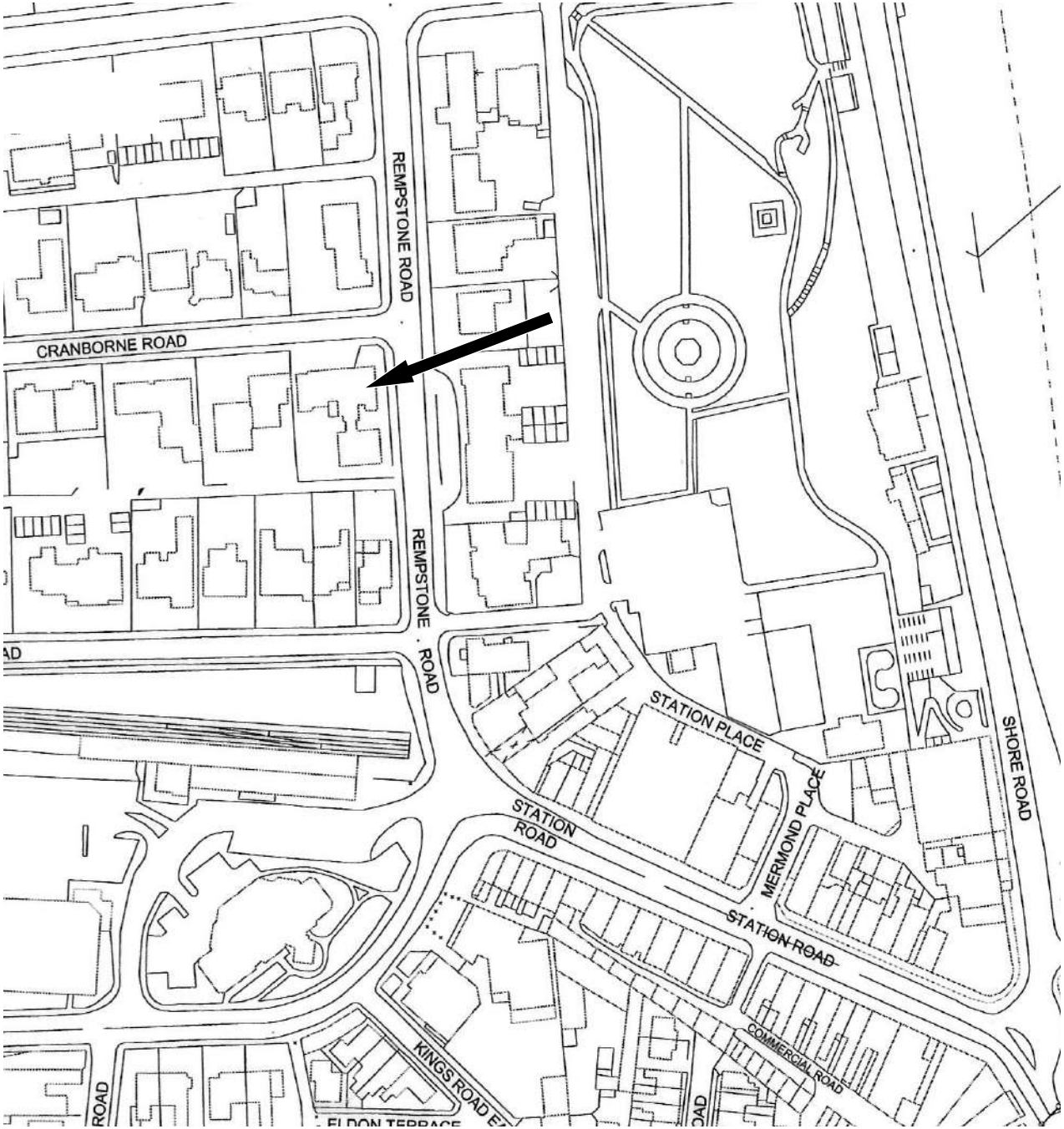
Outside, the communal grounds are walled and mostly lawned with shrub borders and include a dustbin and drying area, together with a dedicated car parking space which is accessed from Cranbourne Road.

TENURE Shared Freehold. 999 year lease from 1993. Current maintenance liability £1,260pa. Long lets permitted, holiday lets and pets are not.

All mains services connected.



Total Floor Area Approx. 44m^2 (474 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.

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