



**12 HAVENHURST COURT, CRANBORNE ROAD, SWANAGE
£227,500 Leasehold**

This well presented apartment is situated on the second floor of a purpose built block comprising 14 flats and is conveniently situated in the centre of Swanage and about 250 metres from the seafront. 'Havenhurst Court' was constructed to a high specification in 2005 and has lift access to the upper floors. It is of traditional cavity construction and has attractive external elevations of brick with a Purbeck stone plinth and dressings under a tiled roof.

No: 12 Havenhurst Court offers good sized accommodation with the considerable advantage of dedicated parking in the heart of the town.

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.

VIEWINGS Strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 1EA**.



The entrance hall welcomes you to the apartment and leads through to the spacious living room with ample space for a dining table. Leading off, the kitchen is fitted with a range of light units, contrasting worktops, integrated appliances and space for fridge. There is also a utility cupboard in the hall housing the washing machine.

There are two good sized double bedrooms, both of which have the benefit of fitted wardrobes with sliding doors. The well planned shower room is fitted with a glazed shower cubicle, wash hand basin and WC with a range of vanity units and wall cupboards providing ample storage.

Outside, the communal grounds are well tended. A rear service lane gives access to the brick paved parking area with dedicated parking space for each flat.

TENURE The flat is held on a 125 year lease from 25 March 2005 with a ground rent of £200 per annum and a current maintenance charge of approx £1,590 per annum (paid monthly). Long lets are permitted. Holiday lets are not. Pets at the discretion of the management company.

Second Floor



Energy Efficiency Rating

Very energy efficient - lower running costs

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

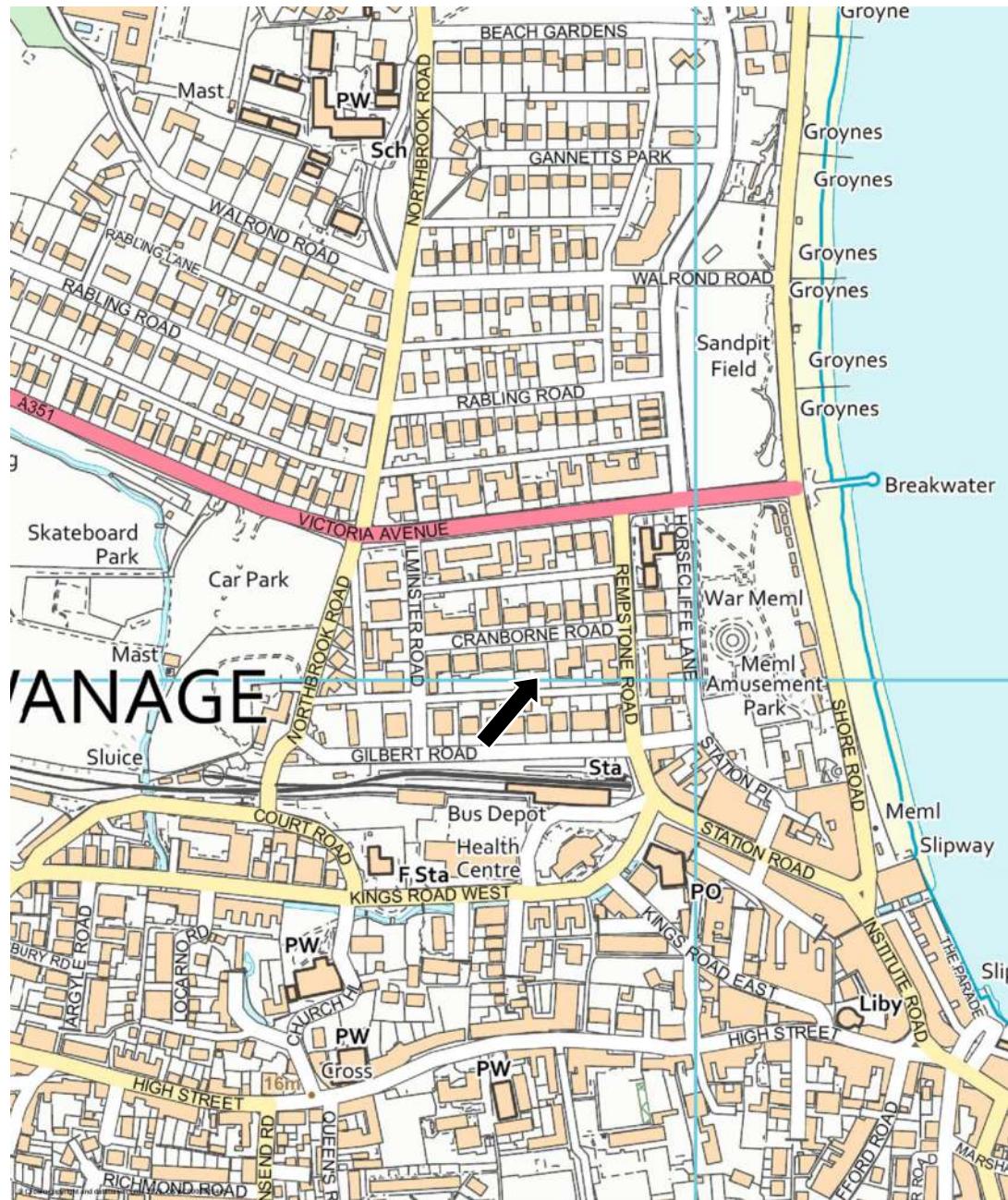
Not energy efficient - higher running costs



Scan to View Video Tour

Total Floor Area

Approx. 58m² (624 sq ft)



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