

5 Station Road

Swanage, BH19 1AB

1 | 1 | 1 | C

£165,000 Leasehold

Hull Gregson Hull

5 Station Road

Swanage, BH19 1AB

- Delightful One Bedroom Apartment
- Located in Sought-After Central Location
- Just a Stone's Throw Away from the Beach
- Large Window with a Southerly Aspect
- Successful Holiday Let Opportunity
- Comfortable Double Bedroom
- Lift Access
- Ideal as a First Time Buy
- No Onward Chain
- Close to All Local Amenities





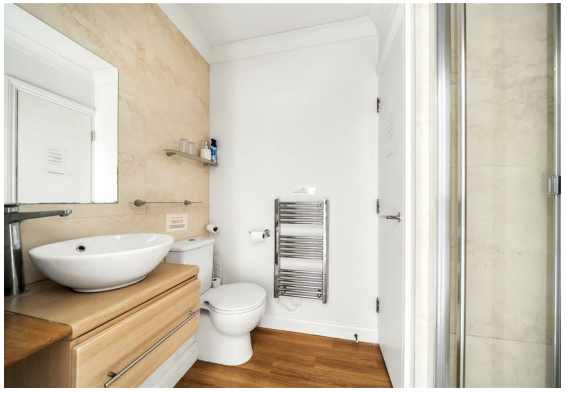












Welcome to Sandcastles, a purpose built apartment building situated in a desirable central location, just a stone's throw from the golden sandy beaches of Swanage. This delightful one bedroom apartment boasts a southerly aspect, allowing plenty of natural light into the property throughout the day. The apartment is located on the top floor of the complex and is accessed via a convenient lift or stairs. The ground floor communal hallway provides access to a laundry room for residents' use.

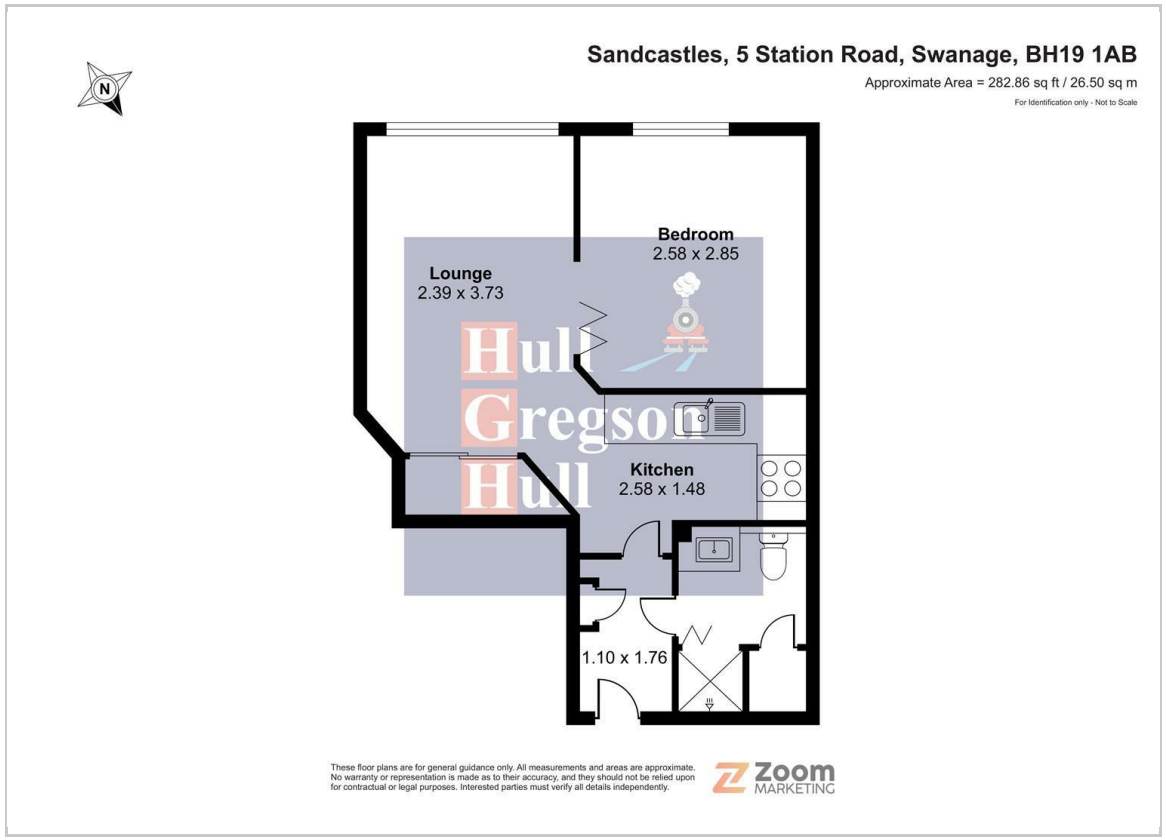


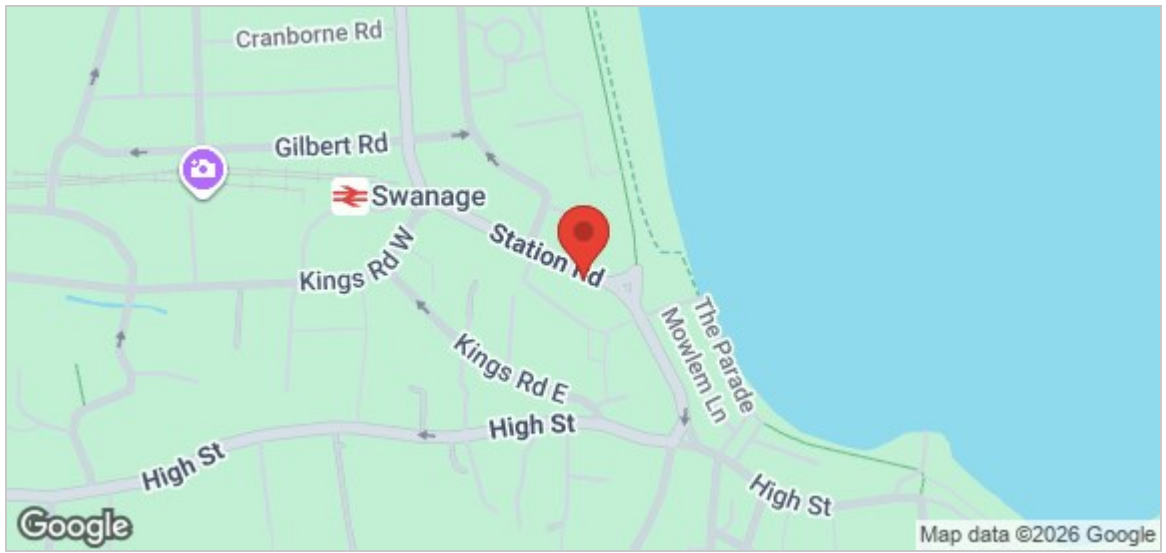
Stepping through the internal door, we are welcomed into the entrance hall with meter cupboard, and to the right is a spacious shower room with further built-in storage, shower cubicle, W.C., and wash basin vanity unit. Straight ahead from the entrance hall is the kitchen. This space saving room is fitted with a range of both base and eyelevel storage units, electric hob and oven under, inset sink, and plenty of worktop space.

The kitchen flows naturally into the lounge and dining area, again with further built in storage for convenience. This room has plenty of space for a sofa, coffee table, dining table, TV and console, and enjoys the benefit of a large window for natural light and roof scape view, ideal for enjoying the sunset of an evening. Through a folding door is the comfortable double bedroom, with ample space for additional freestanding storage, and a southerly aspect for plenty of morning and afternoon sunshine.



This wonderful apartment is offered to market with no forward chain, making this an ideal first time buy, investment purchase, downsize, or simply a coastal retreat to enjoy all year round. This apartment is situated in a sought-after central location on Station Road. Swanage is a traditional seaside town with close by amenities including various cafes, shops, pubs, classic theatre, steam train, stunning scenic walks, and of course the award winning beaches. Viewing is highly recommended.





Lounge
7'10" x 12'2" (2.39 x 3.73)

Bedroom
8'5" x 9'4" (2.58 x 2.85)

Kitchen
8'5" x 4'10" (2.58 x 1.48)

Entrance Hall
3'7" x 5'9" (1.10 x 1.76)

Shower Room

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. We understand that the property is a leasehold with a lease term beginning on 14/03/2014 with a remaining term of 199 years. There is a £150 ground rent per annum and a variable service charge of £2200 (average) per annum. Pets are not permitted/ Long let and holiday let permitted.

Property type: Flat
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

