



OLIVER MILES

Chartered Surveyors - Estate Agents

Park Road £225,000

Just off Town Centre, Spacious and Well Presented. Fine Views over Sea and Beyond



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: sales@olivermiles.co.uk

Tel: 01929 426655

Web: www.olivermiles.co.uk



Park Road, Swanage , BH19 2AD

- Spacious Split Level Top Floor Flat
- Fine Views over Bay and Beyond
- Very Well Presented

- Just Off Town Centre
- 2 Double Bedrooms
- Shared Parking

LOCATION & DESCRIPTION

This spacious, modernised top floor, split level flat is situated in an elevated position just off the town centre, and is within close distance of the seafront, beaches, Swanage Pier and downland. It enjoys fine views over Swanage Bay to the Pier, Ballard Down, Isle of Wight and Dorset/Hants coastline.

The flat is well-presented with new bathroom, improved insulation, uPVC double glazing, electric heating with individual radiators and an entry phone system.

ACCOMMODATION

(all measurements approximate)

THIRD FLOOR

2nd floor entrance door with stairs to 3rd floor.

KITCHEN/BREAKFAST ROOM (W)

3.7m x 2.9m (12' 2" x 9' 6")

Good range of worktops, breakfast bar, cupboards and drawers, inset stainless steel sink unit. 4 ring electric hob and electric under oven with filtration hood cover. Freestanding washing machine and refrigerator. Airing cupboard with modern unvented pressurised hot water cylinder with immersion heater.

BATHROOM (S)

New suite (2023) with panelled bath including independent mains shower over, tiled surround, washbasin with side shelf and cupboards under, WC.

UPPER LANDING

Entryphone handset.

LOUNGE/DINER (E)

4.6m x 4.1m (15' x 13' 5")

Mock fireplace with inset electric fire.

BEDROOM 1 (W)

4.3m x 4m (14' x 13')

Venetian blind.

BEDROOM 2 (E)

4.6m x 2.2m (15' x 7' 3")

OUTSIDE

To the rear of the property (access from Taunton Road) there are 2 parking spaces shared between the 4 flats on a first come first served basis.

SERVICES

Mains water, drainage and electricity.

TENURE

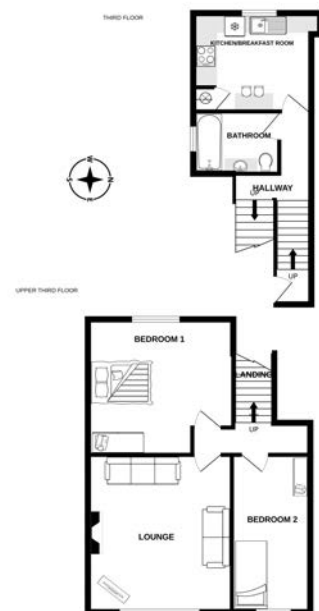
Shared freehold and long lease - the owner is proceeding with an extension to the current lease. Maintenance is currently £130 per calendar month. Long lets are permitted.

COUNCIL TAX

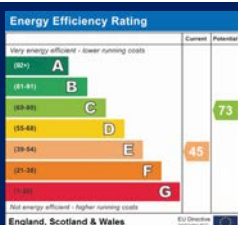
Band 'B' £1900.08 payable 2023/24

VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/23



You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

