



OLIVER MILES

Chartered Surveyors - Estate Agents

Chandlers, Guide Price £200,000

Close Beach and Town Centre with Garage. Ideal Investment Opportunity



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Chandlers, , Swanage, BH19 2BU

- Grade II Listed Character 1 Bedroom Flat
- Central Location
- Garage

- Spacious Accommodation and Well Presented
- Ideal Investment - Holiday Lets Permitted
- Communal Patio Garden

LOCATION & DESCRIPTION

This charming Grade II listed apartment is situated in a very convenient position in the town centre, 50 meters from the Old Stone Quay and a short walk from Swanage Pier, main beach and all local facilities. 'Chandlers' is a complex of 7 individual flats developed from outbuildings of the former Ship Hotel on the High Street in Swanage with access at the rear from Taunton Road or Park Road.

The flat, on the first (top) floor from the main entrance has the benefit of spacious lounge and bedroom, gas fired central heating, own garage suitable for a small or medium vehicle, and shared, south-facing patio garden. It has views over the main thoroughfare and a sea glimpse from the lounge. It is considered suitable as an investment or holiday let opportunity.

GROUND FLOOR

Communal front door, stairs to first (top) floor.

ENTRANCE HALL

Cupboard housing 'Worcester' gas boiler serving heating radiators and hot water, storage space.

LIVING/DINING ROOM (N & E)

3.8m x 5.75m (12' 6" x 18' 10")

Sash windows. Door to:

KITCHEN (N)

3.0m x 1.96m (9' 10" x 6' 5")

Range of fitted wood effect worktops with cupboards under. Stainless steel sink with mixer tap and drainer. Integral electric oven, gas hob with filtration hood over. Space and plumbing for washing machine and space for fridge/freezer. Wall cupboards. Part-tiled walls.

BEDROOM (S & E)

4.6m x 3.2m (15' x 10' 6")

Sash window.

BATHROOM (S)

1.97m x 1.97m (6' 6" x 6' 6")

Modern white suite comprising panelled bath with mains operated shower over and glass side screen, pedestal basin and WC. Small hatch to loft space.

OUTSIDE

Spacious communal courtyard with steps down. Single Garage, 5.5m x 2.9 internally with up and over door.

SERVICES

All main services. Gas-fired heating.

TENURE

Leasehold. 125 year lease from 2001. Ground rent £100 per annum. Maintenance charge tbc. Long term and holiday lets allowed, pets by permission of the management.

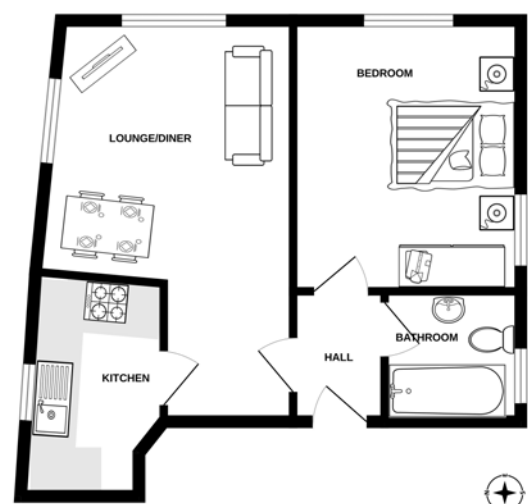
COUNCIL TAX

Band 'B' £1,900.08 payable 2023/24

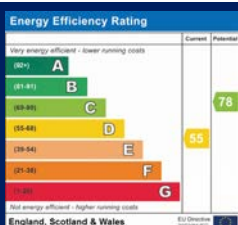
VIEWING

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

FIRST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 430 sq.ft. (39.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the floor plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given. Approved for publication by the agent.



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.

