



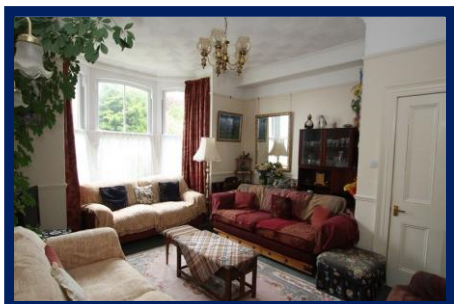
OLIVER MILES

Chartered Surveyors – Estate Agents

Park Road £235,000

Ground Floor Flat with SEA VIEWS

Property Ref: UOD0198



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Park Road Swanage BH19 2AE

- 2 Bedroom Ground Floor Flat
- Garage
- Some Original Features

- Views to Swanage Bay
- Central Heating and uPVC Double Glazing
- Share of Freehold

LOCATION & DESCRIPTION

Situated in an elevated position a short walk to Swanage town centre, this 2 bedroom ground floor flat is 1 of 8 in a converted early 20th century end of terrace building with brick and Purbeck stone elevations under a slate roof. The flat has many original features including large bay windows in the lounge and main bedroom, tall ceilings, dado and picture rails. The property is in need of some updating but has views from principle rooms to Swanage Bay and Ballard Down.

The property benefits from double glazed windows, gas fired central heating, a large cellar with storage areas and separate garage.

ACCOMODATION

(Approximate measurements)

Steps from pavement to Communal Entrance Hallway.

HALL

BATHROOM

Bath with mixer tap & hand shower attachment, wc and wash hand basin, extractor fan.

LOUNGE (E) 5.4m in to bay x 4.4m max (17' 8" in to bay x 14' 5" min)

INNER HALLWAY

Hatch and steps to the substantial **Cellar** area with light and power, housing boiler serving heating radiators and hot water

BEDROOM 1 (E) 3.8m in to bay x 3.0m (12' 5" into bay x 9' 10")

BEDROOM 2 (N) 3.7m x 3.7m (12' 1" x 12' 1")

Wash hand basin and tiled **Shower Cubicle**. Built in cupboard housing hot water cylinder, pump and header tank for central heating. Built in storage cupboards.

KITCHEN/DINING AREA (N, E & W) 4.5m x 2.95m (14' 9" x 9' 8") max

Range of cupboards and drawers, stainless steel sink unit and drainer. Plumbing for washing machine. Built in storage cupboards.

Steps from Kitchen to

OUTSIDE

Communal Gardens to the front and side of the property. Bin storage area, driveway to single **Garage** with roof storage.

TENURE

The flat owners have a share of the freehold of the property. Maintenance currently £480 per annum plus buildings insurance and other expenditure split equally between the 8 flats on an as and when basis.

SERVICES

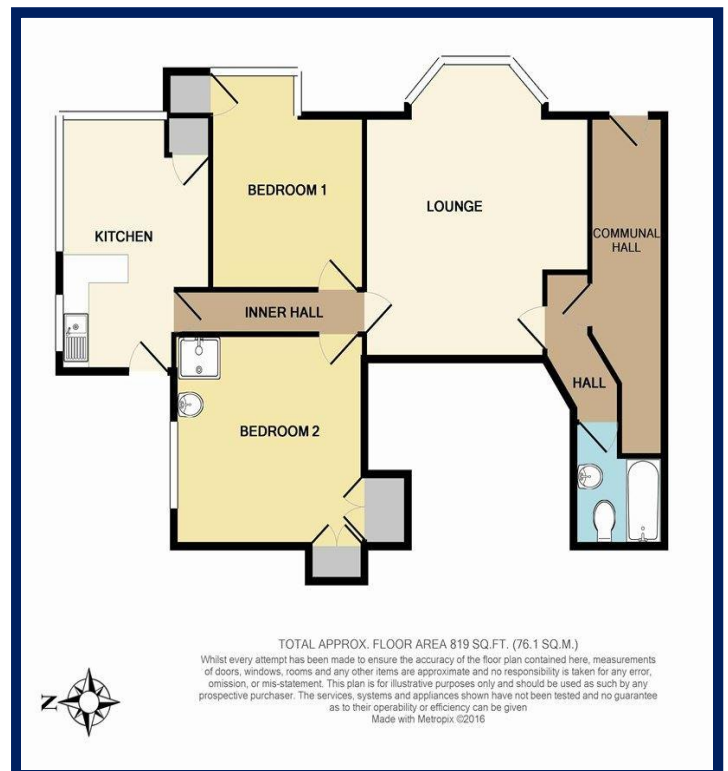
All mains services connected, Gas fired boiler serving radiators and hot water.

COUNCIL TAX

Band 'B' £1436.40 payable 2016/17.

VIEWING

Only through appointment with OLIVER MILES Estate Agents



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) Green	77
(B) Light Green	
(C) Yellow	
(D) Orange	
(E) Red-Orange	
(F) Red	
(G) Dark Red	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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 & 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.

