



Corbens



**PURBECK SKY, THE CLIFFS, BURLINGTON ROAD, SWANAGE**  
**£850,000**

This luxury penthouse apartment is situated within a prestigious development of fourteen superb contemporary styled apartments, occupying an elevated clifftop position in the sought after area of North Swanage. "The Cliffs" is set in its own landscaped grounds and is ideally located for access to Swanage beach and approximately 1 mile from the town centre and main shopping thoroughfare.

The seaside resort of Swanage incorporates the Jurassic Coast which is part of the World Heritage Coastline, and is situated some 9 miles from the market town of Wareham which has main line rail link to London Waterloo (approximately 2½ hours). The popular conurbations of Poole and Bournemouth are also a short distance away.

Purbeck Sky is a well-planned, spacious apartment finished to an exceptionally high specification with luxury fixtures and fittings throughout. "The Cliffs" is a secure block with well-maintained communal areas and lift access to all floors.

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 42284**.



Within the apartment, the attractive entrance hall leads to the majority of rooms, with feature staircase providing access for inspection only of the flat roofed area. The spacious living room/dining room and fully fitted kitchen is open plan with triple aspect, providing a light and airy environment, with doorway leading to the enclosed sun room.

Further accommodation comprises a family bathroom and three double bedrooms. The master bedroom benefits from an en-suite bathroom and walk-in dressing room. To the outside, there is electronically operated gated access to reserved secure underground parking space. A personal storage cupboard is also available to rent.

The apartment is offered on a 125 year lease at a ground rent of £600pa for the first 25 years, rising in increments over the remaining lease. Long lettings are permitted, holiday lets are not. Pets at the discretion of the landlord. There is a £5000 non-refundable reservation fee to be paid to the developers solicitor, Humphries Kirk.

Property Reference BUR9815

Council Tax - To be Assessed

## Accommodation

Living Area  
Dining Area  
Enclosed Sun Room  
Kitchen Area

8m x 6.39m (26'2" x 20'11")  
5m x 4.7m (16'4" x 15'5")  
4.84m x 2.29m (13'1" x 7'6")  
3.45m x 2.68m (11'3" x 8'9")

Bedroom 1  
En-Suite Bathroom  
Bedroom 2  
Bedroom 3  
Bathroom

5.5m x 5.2m (18' x 17'8")  
5.5m x 2.36m (18' x 7'8")  
5.27m x 4m (17'3" x 13'1")  
3.56m x 3.46m (11'8" x 11'4")  
3.13m x 2.67m (10'3" x 8'9")



**Total approximate floor area - 200m<sup>2</sup> (2155 sq ft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



Swanage Beach below

