



PENTHOUSE GAINSBOROUGH HOUSE, CRANBORNE ROAD, SWANAGE
£500,000 Shared Freehold

This outstanding penthouse is situated in the heart of Swanage approximately 200 meters from the town centre, beach and open country. Gainsborough House stands in landscaped grounds and Flat 5 occupies the entire top floor of this attractive block constructed in 2005 to a high standard by a local reputable builder of part Purbeck Stone.

The property offers good sized accommodation with some views over the town to the Purbeck Hills from the twin balconies, lift access, an easily maintained communal garden and open plan garage and store.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1EA**.



The spacious entrance hall welcomes you to this modern property and leads to the generous, South facing Living Room. The Kitchen/Dining Room is fitted with a range of wooden units, contrasting worktops, integrated oven and electric hob, dishwasher and has access to the larger balcony with views over the town to the Purbeck Hills.

There are three double bedrooms; the master is particularly spacious with fitted wardrobes and en-suite shower room. Bedroom two has North facing velux windows and fitted wardrobes. Bedroom three benefits from South facing views and a private balcony. The second shower room is fitted with a large corner shower cubicle with a curved glass door, vanity unit with wash hand basin, tiled walls, WC and ladder radiator. Gainsborough House has the added benefit of a communal laundry room.

Outside, at the rear, the enclosed communal garden is gravelled with shrub borders, a paved patio. Gates leads through to the open plan garage with electric up and over door, store and guest space.

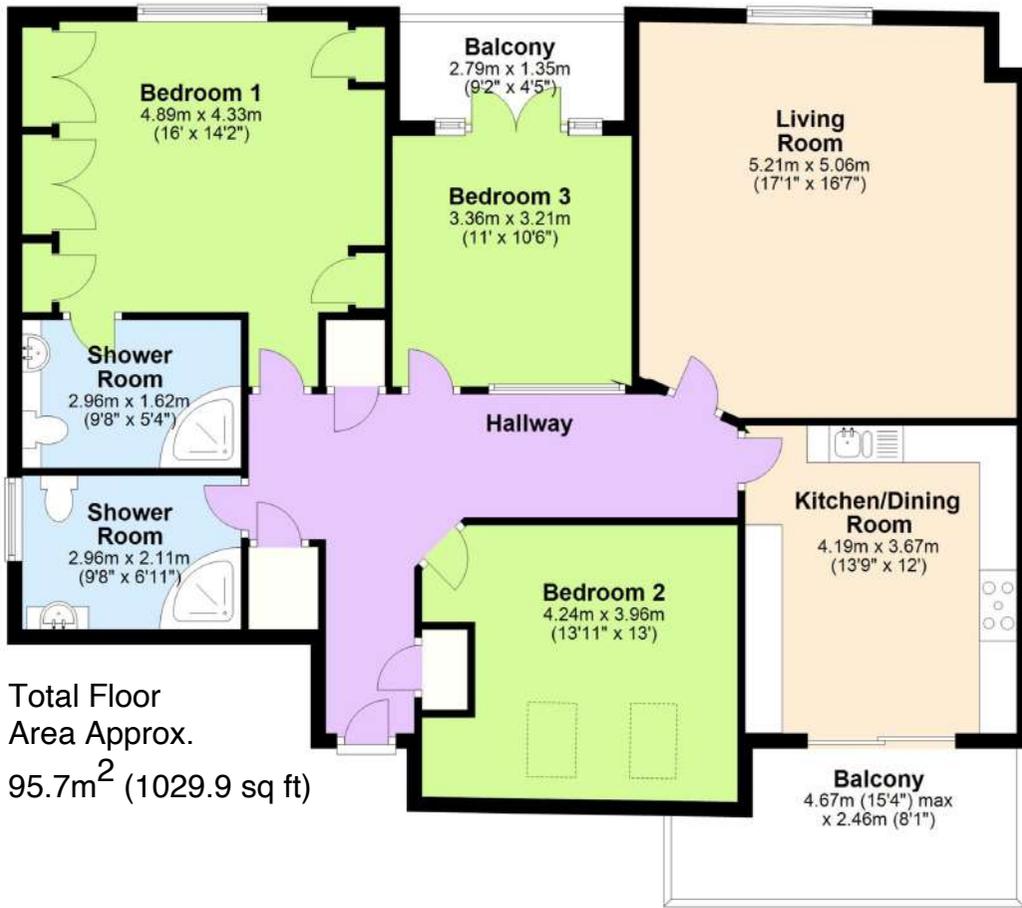
Whilst technically held on a 125 year lease from 2005, the freehold of the building has been transferred to the lessees. Shared maintenance liability of £1,700 per annum. Long lets are permitted, holiday lets are not.

Property Ref: CRA1412

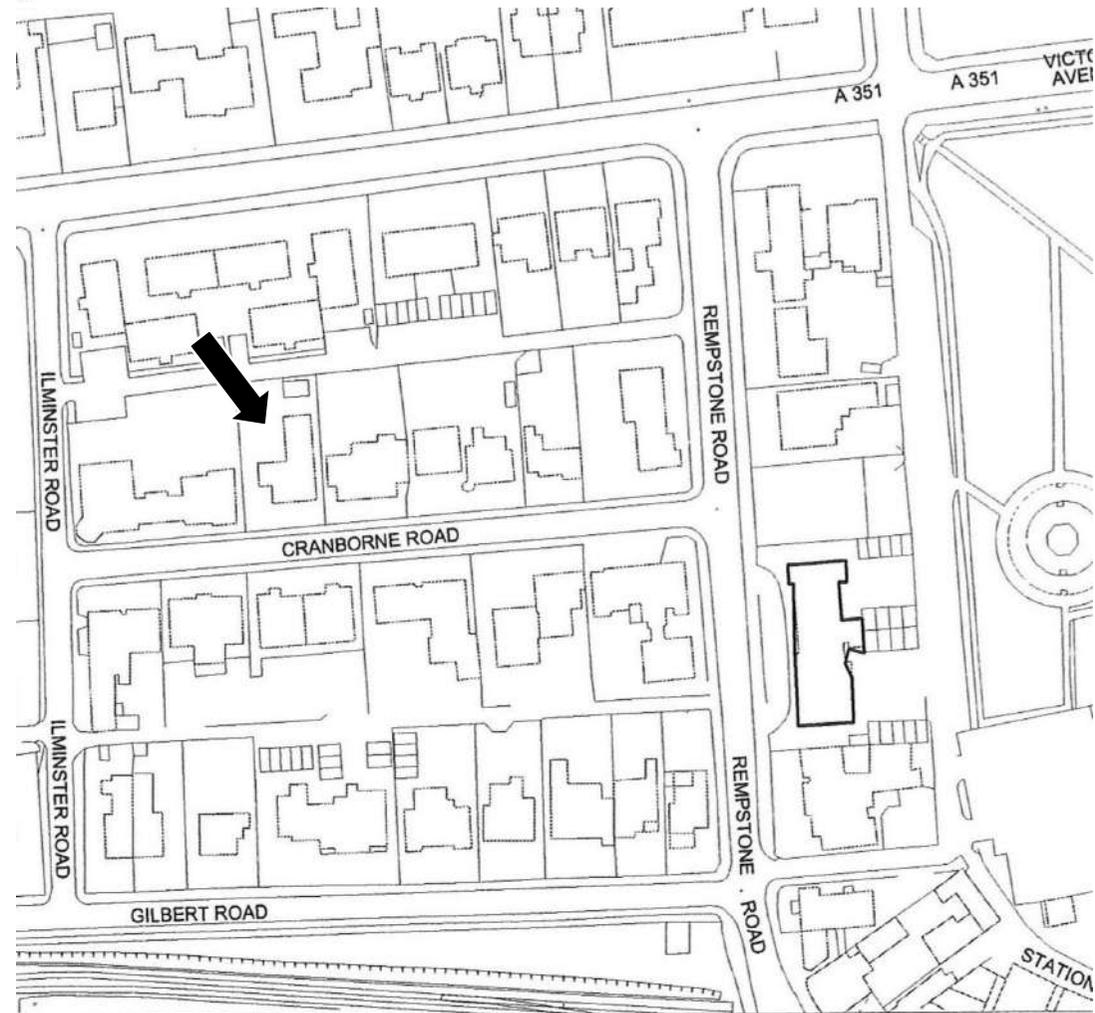
Council Tax Band F



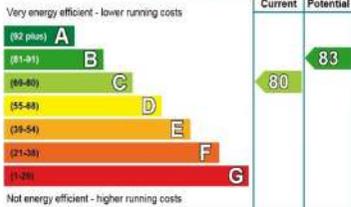
Top Floor



Total Floor Area Approx.
95.7m² (1029.9 sq ft)



Energy Efficiency Rating



THE PROPERTY MISDESCRIPTION ACT 1991 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 of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

