



Corbens



**3 ULWELL COURT, ULWELL ROAD, SWANAGE**  
**£325,000 Shared Freehold**



This purpose built ground floor flat is situated in a fine position on the northern outskirts of Swanage adjacent to open country and about one and half miles from the town centre. Ulwell Court was built during the 1970s and is of traditional cavity construction with external elevations of part Purbeck stone with cement rendering to the side and rear, under a pitched roof covered with concrete tiles.

3 Ulwell Court is a modern ground floor flat with its own personal entrance and has the considerable advantage of a good sized South facing conservatory and communal rear garden adjacent to open country, a single garage and gated parking space.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, sandy beach and is an attractive mix of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref ULW1837

Council Tax Band C



Approached by its own personal entrance the hall welcomes you to this ground floor apartment and leads through to the spacious living room with sliding doors opening to the South facing conservatory beyond. The kitchen is fitted with a range of light wood units, contrasting worktops and also has access to the conservatory.

Bedroom one is a good sized double at the front of the property and has the benefit of fitted wardrobes. Bedroom two is a smaller double facing West. The shower room is fitted with a wet room style shower, WC and vanity basin and completes the accommodation.

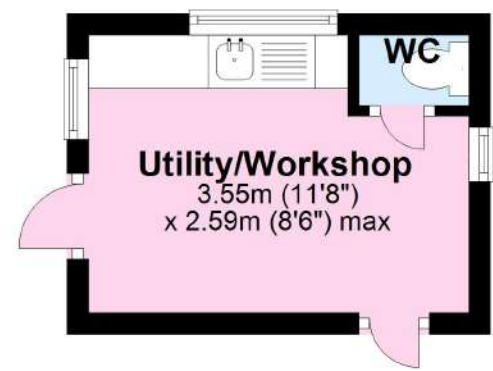
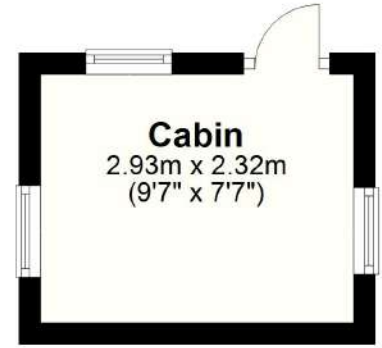
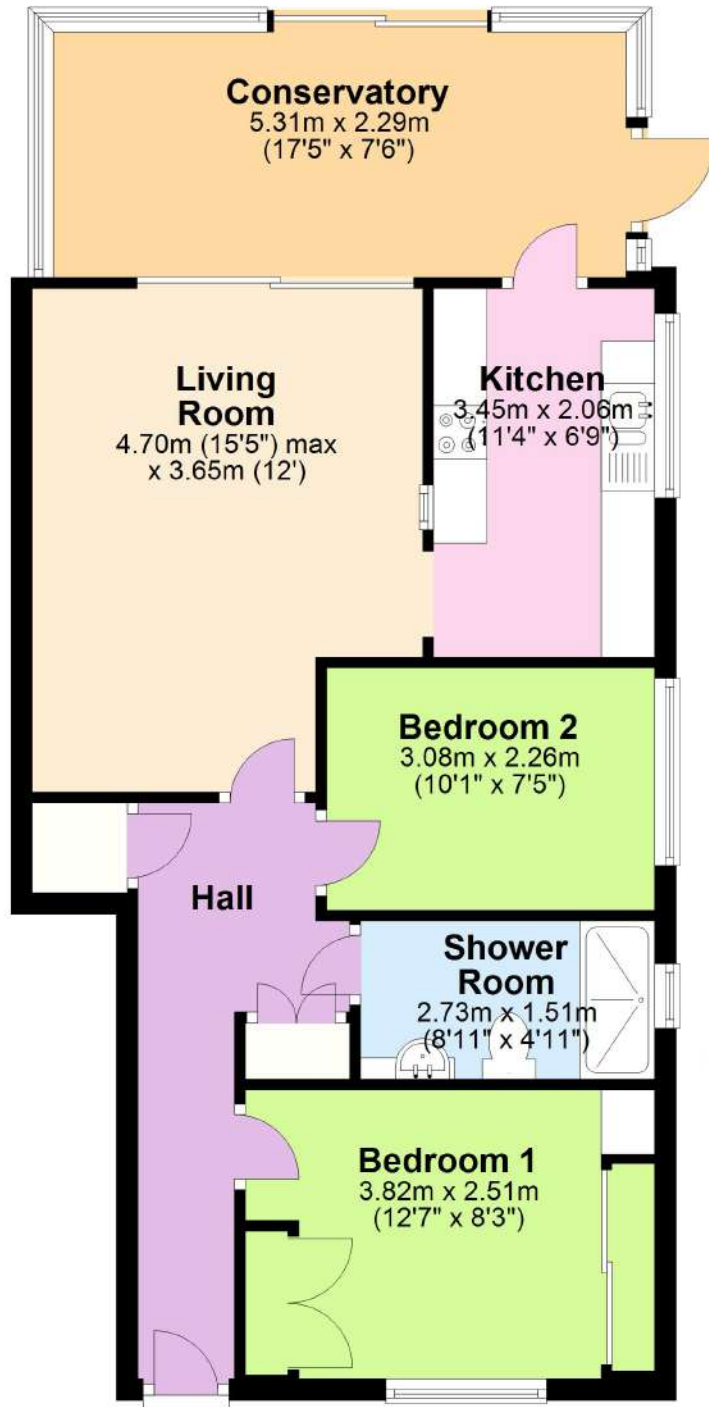
Outside, there is a small front garden. At the rear the communal garden is mostly lawned with shrubs and includes a paved patio which is situated directly outside the conservatory. The property owns a cabin which stand in the communal garden. There is a single garage in a nearby block and a utility/workshop owned by no:3.

**TENURE** Shared Freehold. 999 year lease from 9 December 1975. Shared maintenance which is paid on an as and when basis. Long lets are permitted, holiday lets are not, pets at the discretion of the Management Company.

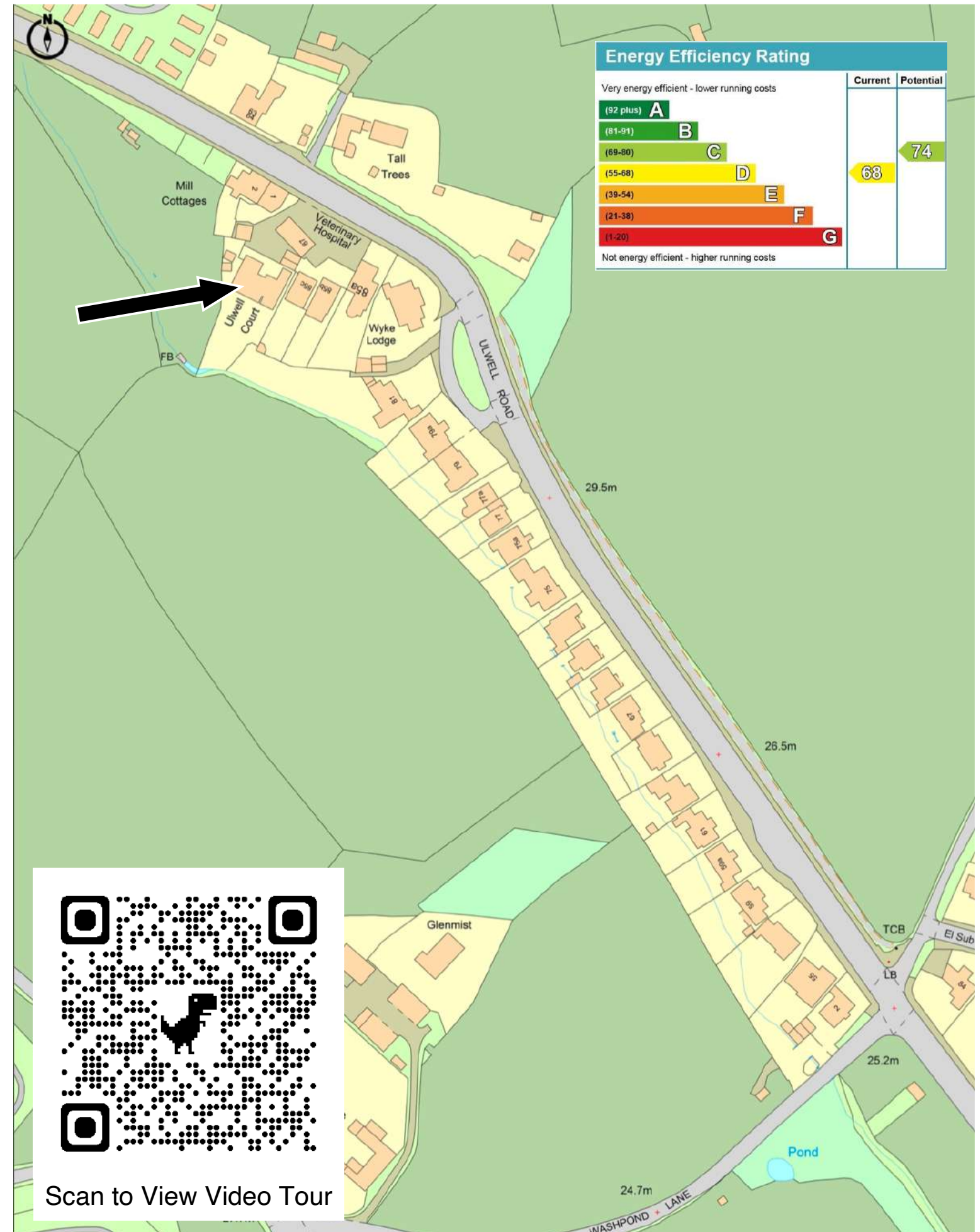
All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 3DG**



**Ground Floor**



Total Habitable Floor Area  
Approx. 55m<sup>2</sup> (592 sq ft)



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.



