



18 PURBECK COURT, DE MOULHAM ROAD, SWANAGE
£335,000 Shared Freehold

This spacious apartment is situated on the second floor of a superior block which stands in a prestige location approximately 300 metres from the beach. Purbeck Court comprises four blocks of apartments with six flats in each and stands in its own landscaped grounds. It occupies a pleasant corner site about two thirds of a mile from the town centre. Purbeck Court was constructed during the 20th Century of brick, the upper elevations being cement rendered with a tyrolean finish under a mansard style flat felted roof.

The apartment has the considerable benefit of a West facing balcony with some views of the Purbeck Hills and views to the bay from the rear of the property.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. 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 is some 9 miles away and has main line rail link to London Waterloo (about 2.5 hours).

Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**.



The entrance hall is central to the accommodation and has storage and utility cupboards. The main feature of this apartment is the good sized living room which has a large picture window and glazed door to the balcony which enjoys some views of the Purbeck Hills. The modern kitchen is at the rear of the apartment facing East and has some views of the Bay. It is fitted with range of units with contrasting worktops and space for washing machine and dishwasher.

Bedroom 1 is at the front of the property with similar views to the Living Room and has fitted wardrobes. Bedroom 2 is at the rear with similar views to the kitchen. The bathroom and separate WC complete the accommodation.

Outside, the landscaped communal gardens to the front are lawned with shrub borders. At the rear, a service driveway leads to the rear of the building and a single garage. The communal grounds at the rear offer a drying area and vegetable plots.

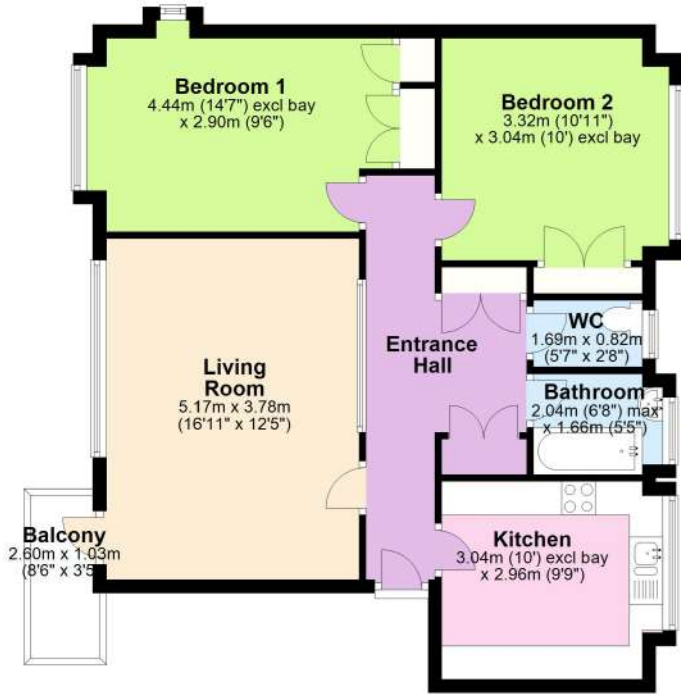
Tenure Shared freehold. 999 year lease. Maintenance liability currently amounts to £140 per month. Long lets are permitted; holiday lets are not permitted. Pets are at the discretion of the management company.

Property Ref: DEM1870

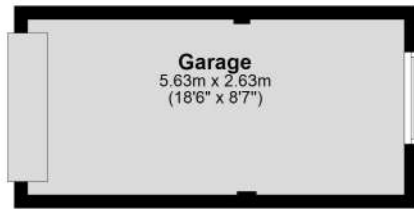
Council Tax Band C



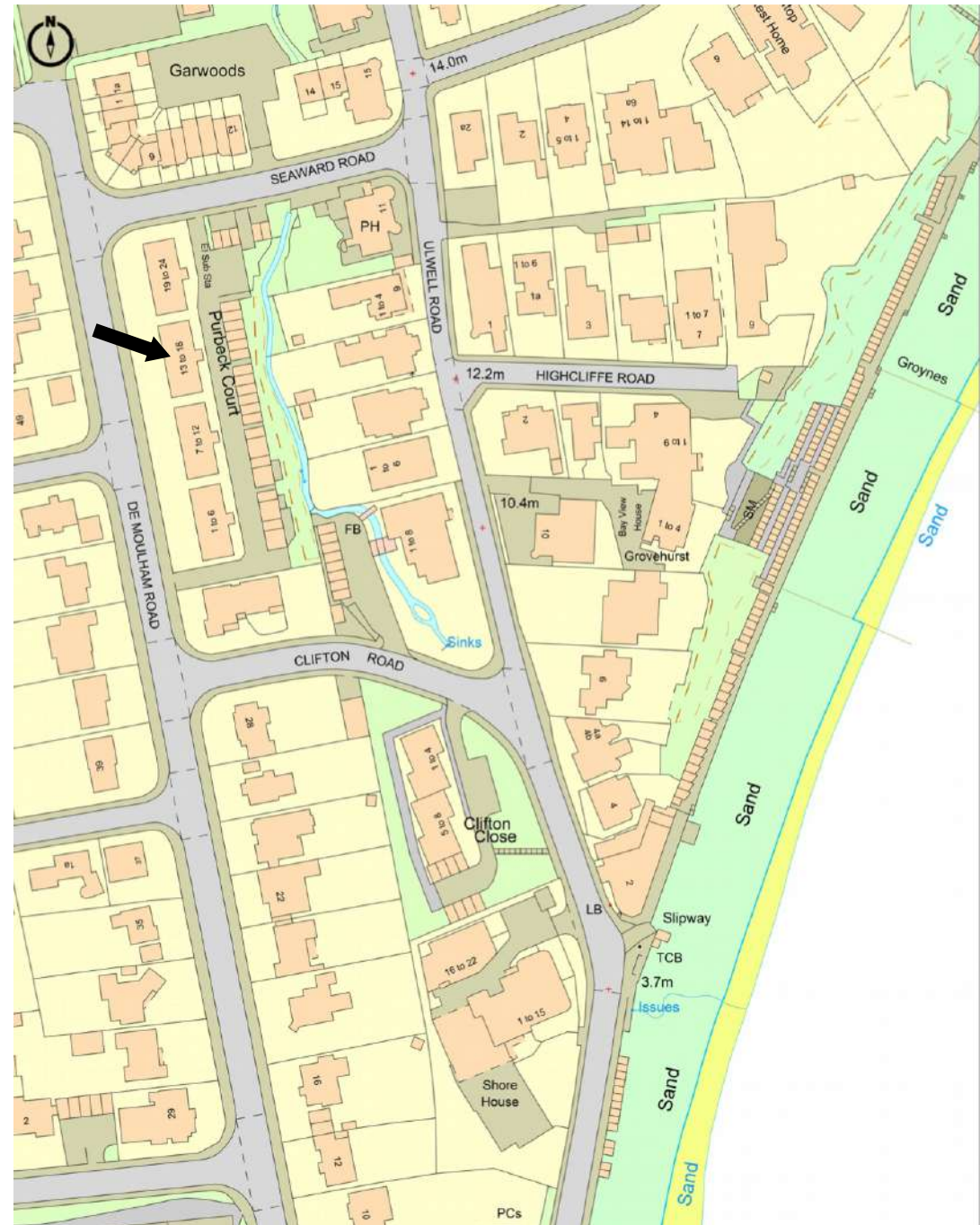
Second Floor



Total Floor Area
Approx 73m² (786sq ft)



Scan to View Video Tour



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.

