



SHOW FLAT AVAILABLE TO VIEW



FALKIRK Apts, COMPASS POINT, NORTHBROOK ROAD, SWANAGE
From £260,000 Leasehold

The Falkirk Apartments are ideal for those looking for their first home. This brand new development of two blocks of 6 apartments is set in a short, private cul-de-sac, on the northern outskirts of the town, close to recreation grounds and primary school. It is of traditional cavity construction with external elevations of brick under a concrete tiled roof. There is allocated parking with each of the apartments.

Barratt Homes are now offering a **5% gifted deposit**, which will assist you to secure your new home at Compass Point. A further **key-workers discount** for flooring is also available.

Tenure Leasehold. 999year lease, nil ground rent, £1,190pa shared maintenance £293.04pa estate charge. Long lets are permitted, holiday lets are not. Pets at the discretion of Barratts Homes.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, 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 Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this location is **BH19 1QE**.



Ground Floor - Plot 56 - £275,000 Leasehold, Plot 57 - £260,000 Leasehold

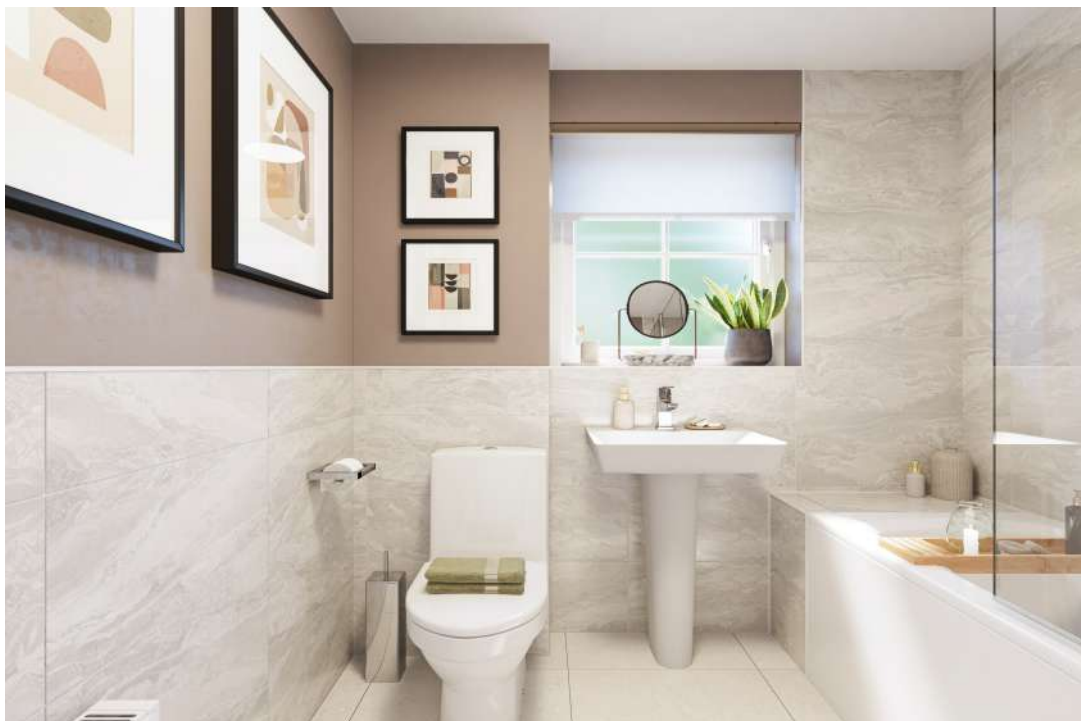
The open-plan living/dining room is perfect for entertaining guests and welcomes you to this two bedroom apartment. A separate kitchen is fitted with a range of modern units, contrasting worktops and integrated appliances. The master bedroom is a good sized double, further single bedroom and a bathroom. This home also comes with plenty of handy storage and an allocated parking space.

First Floor - Plot 58 & 59 - £280,000 Leasehold - Plot 59 Reserved

Boasting an open-plan living/dining room with French doors to a Juliet balcony this two bedroom apartment has been designed to suit modern living. A separate kitchen is fitted with a range of modern units, contrasting worktops and integrated appliances. There are two good sized double bedrooms and a modern bathroom. This home also comes with plenty of handy storage and two allocated parking spaces.

Second Floor - Plot 60 - £290,000 Leasehold - Reserved

Whether you are looking to downsize or invest this apartment is perfect for you. Designed for today's lifestyle the open-plan living/dining room is ideal for unwinding at the end of the day. A separate kitchen is fitted with a range of modern units, contrasting worktops and integrated appliances. There are two good sized double bedrooms and a modern bathroom. This home also comes with plenty of handy storage and an allocated parking space.

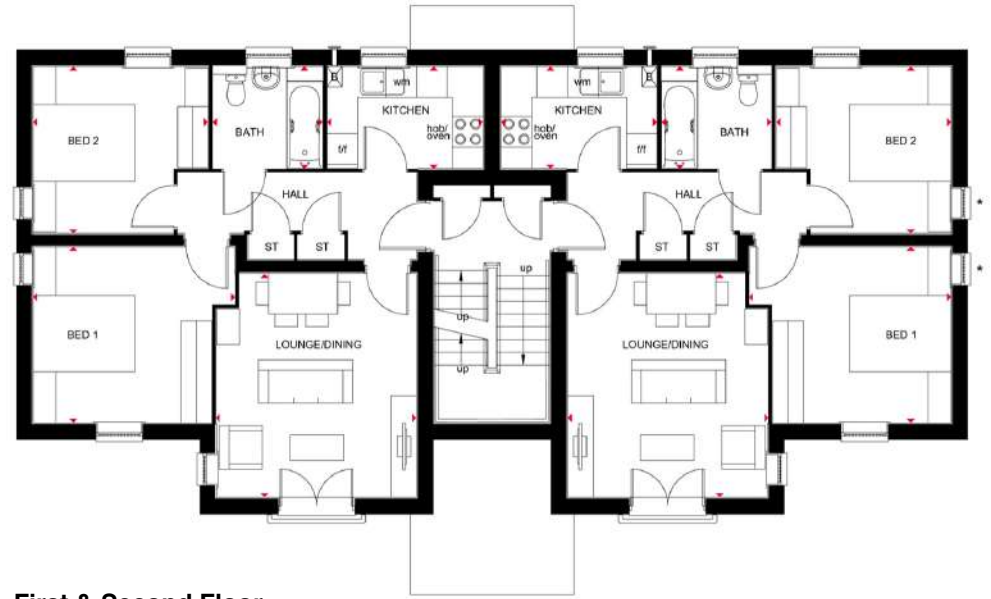




Ground Floor

Living/Dining Room	4.4m x 3.93m (14'5" x 12'11")
Kitchen	3.06m x 2.13m (10' x 7")
Bedroom 1	3.96m x 3.45m (13' x 11'4")
Bedroom 2	3.28m x 2.72m (10'9" x 8'11")
Bathroom	2.15 m x 1.99m (7'1' x 6'7")

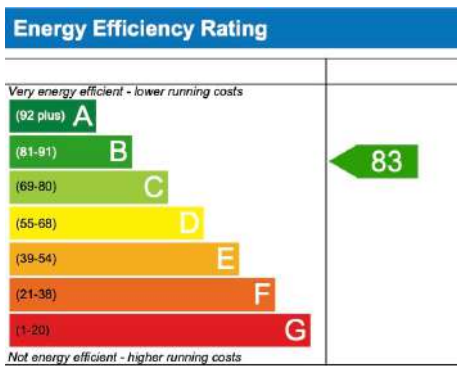
Total Floor Area Approx. 59m² (636 sq ft)



First & Second Floor

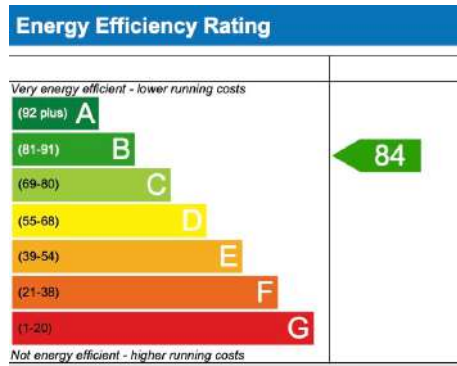
Living/Dining Room	4.4m x 3.93m (14'5" x 12'11")
Kitchen	3.06m x 2m (10' x 6'7")
Bedroom 1	3.96m x 3.45m (13' x 11'4")
Bedroom 2	3.44m x 3.28m (11'4" x 10'9")
Bathroom	2.15 m x 1.99m (7'1' x 6'7")

Total Floor Area Approx. 62m² (665 sq ft)



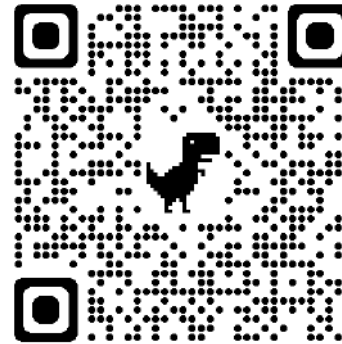
England EU Directive 2002/91/EC

Plots 56, 57 & 61



England EU Directive 2002/91/EC

Plots 58 & 59



Scan to View Video Tour

NB Images and video tour are for illustration purposes only and may not show the exact apartment.

Council Tax TBA

Property Ref NOR1882

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.

