



1d WHEELERS MEWS, KINGS ROAD EAST, SWANAGE  
£255,000 Leasehold



This spacious second floor (from Kings Road East) apartment is located above commercial premises in a central position in the town, some 200 metres from the seafront and beach. The original building is thought to have been constructed during the 19<sup>th</sup> Century, although considerably altered and extended in more recent times and is of stone construction with brick at the rear and cement rendered side elevation under a slate roof.

1d Wheelers Mews offers stylish modern accommodation in the heart of the town and is eminently suitable for the first time buyer or as an investment.

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.

Property Ref KIN1895

Council Tax Band B



The split-level entrance hall welcomes you to this second floor apartment and leads to the good sized, South facing living room. The separate kitchen is fitted with a modern range of dark grey units, contrasting light worktops, integrated electric oven and hob and free-standing washing machine.

There are two good sized double bedrooms; bedroom two is South facing and also has the benefit of a built-in wardrobe. The stylish bathroom, fitted with a white suite, including bath and separate walk-in shower cubicle, completes the accommodation.

#### **TENURE**

Leasehold, 125 year lease from 1 September 2001. Ground rent - £25pa. Shared maintenance liability on an as and when basis. Long lets are permitted holiday lets and pets are not.

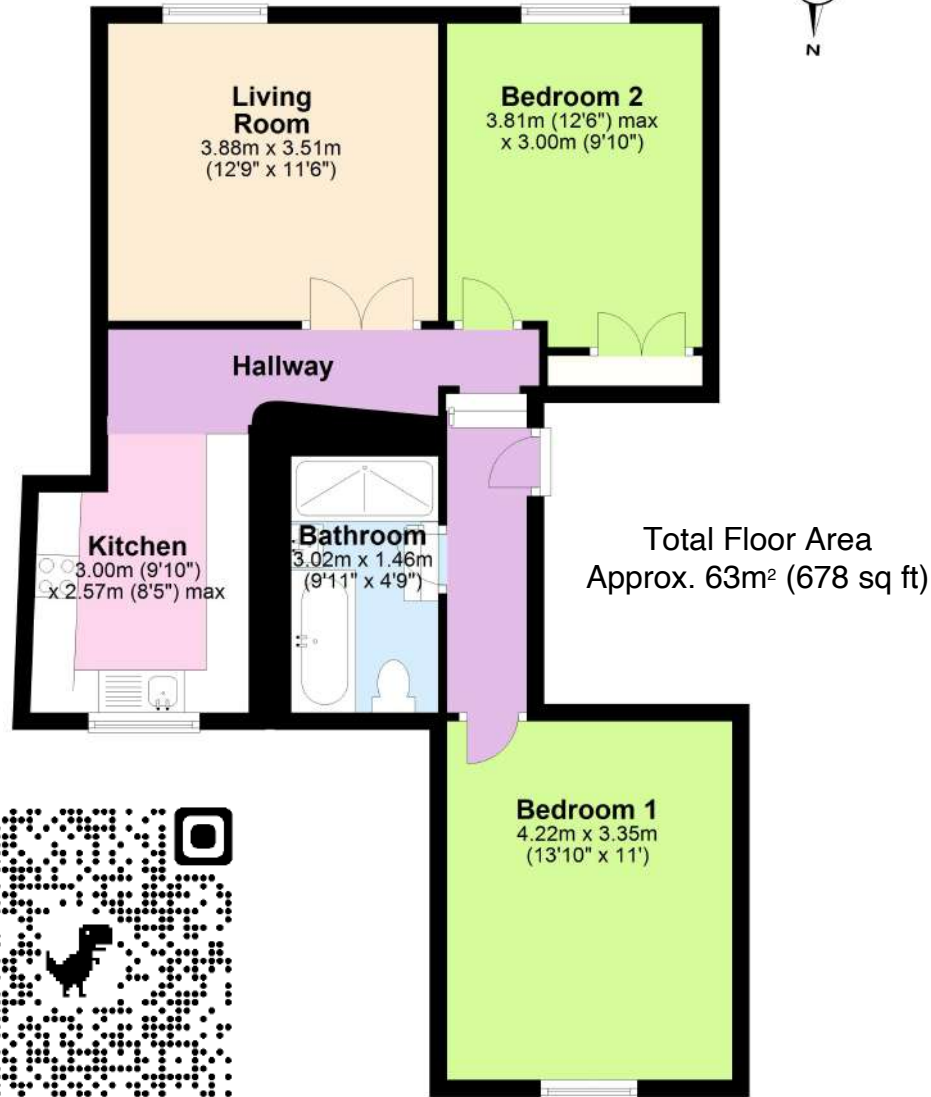
#### **SERVICES**

All mains services connected.

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



## Second Floor

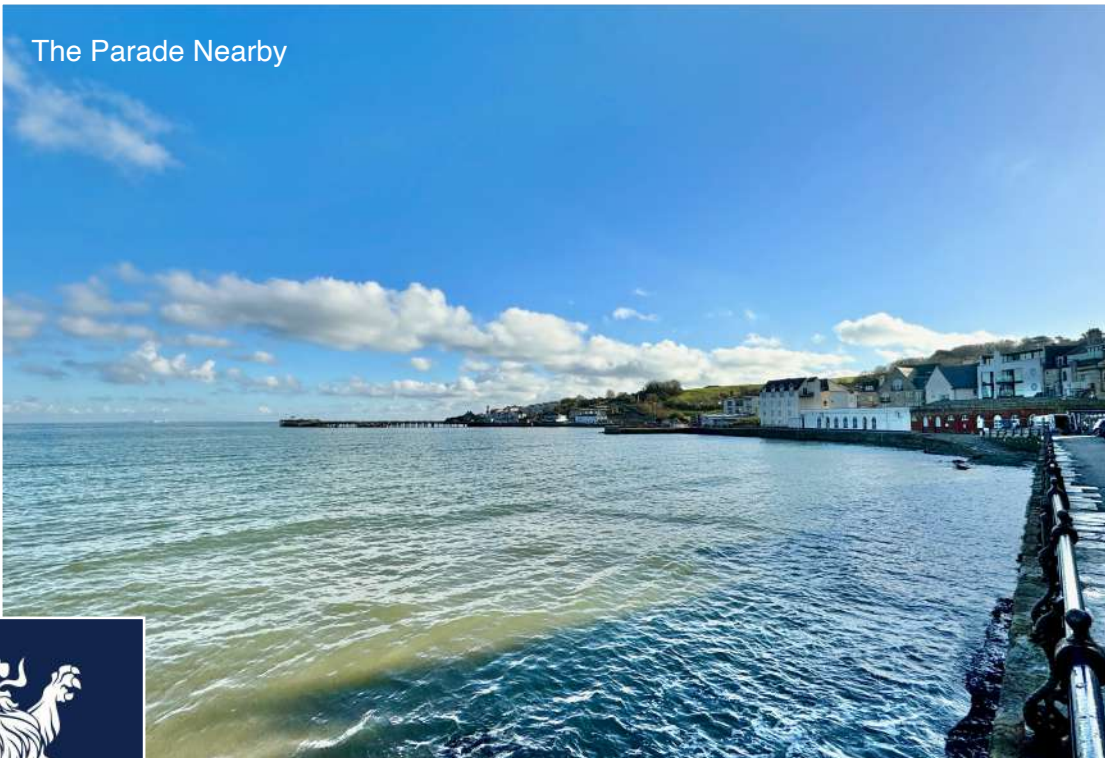


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The Parade Nearby



Swanage Beach Nearby

