



Rear of Property



14 ROYAL VICTORIA APARTMENTS, HIGH STREET, SWANAGE
£165,000 Shared Freehold

14 Royal Victoria Apartments is situated on the second floor of a substantial building located in a convenient position in the lower High Street, approximately 150 metres from the Old Stone Quay and Swanage Pier. Originally thought to date back to the 17th Century, the building, formerly the Royal Victoria Hotel, was converted into separate apartments around 1980.

Well presented throughout, the apartment is situated at the rear of the building and offers good sized accommodation with views over gardens at the rear.

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 is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH19 2LN**.



Presented throughout with a neutral decor to maximise the light and spatial feeling, the good sized open plan kitchen/living room enjoys southerly views over adjoining gardens. The kitchen area is fitted with a range of white units with contrasting worktops, matching breakfast bar, integrated electric hob and oven and space for washing machine.

The bedroom is a good sized double with similar southerly views to the living room. It has a large walk-in wardrobe and separate study area leading off. The bathroom is fitted with a white suite comprising panelled bath with shower and folding glazed screen over, and completes the accommodation.

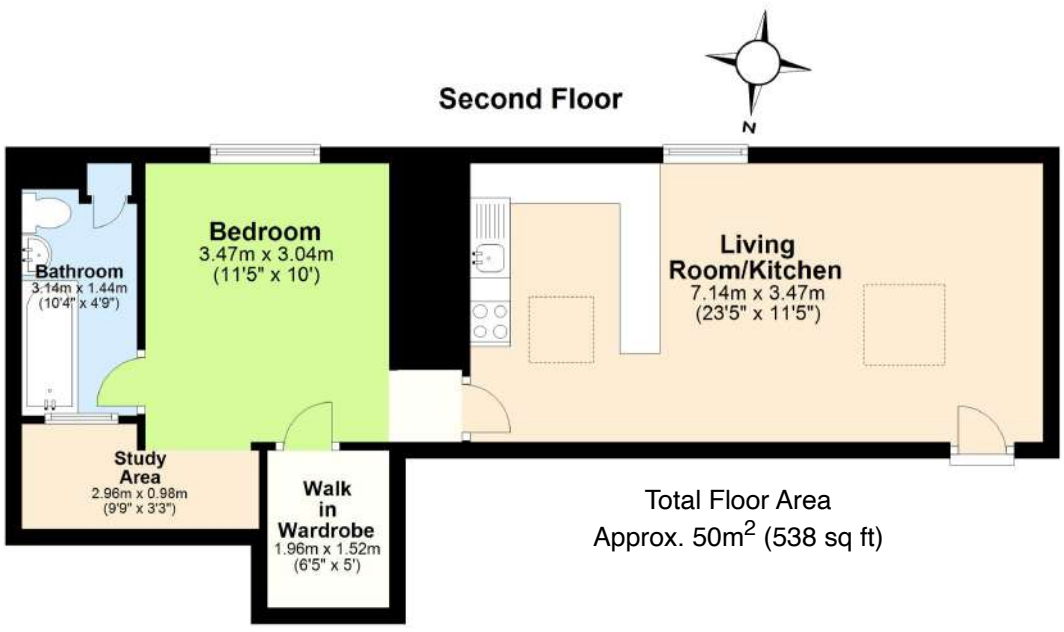
Outside, there is a shared parking bay at the front of the building.

TENURE Shared freehold. Lease Term 999 years. Lease commencement date 1981. Shared maintenance liability £868 pa including ground rent and insurance, payable in two instalments. Long lets and holiday lets permitted, pets are not.



Property Reference **HIG1914**

Council Tax Band **A**

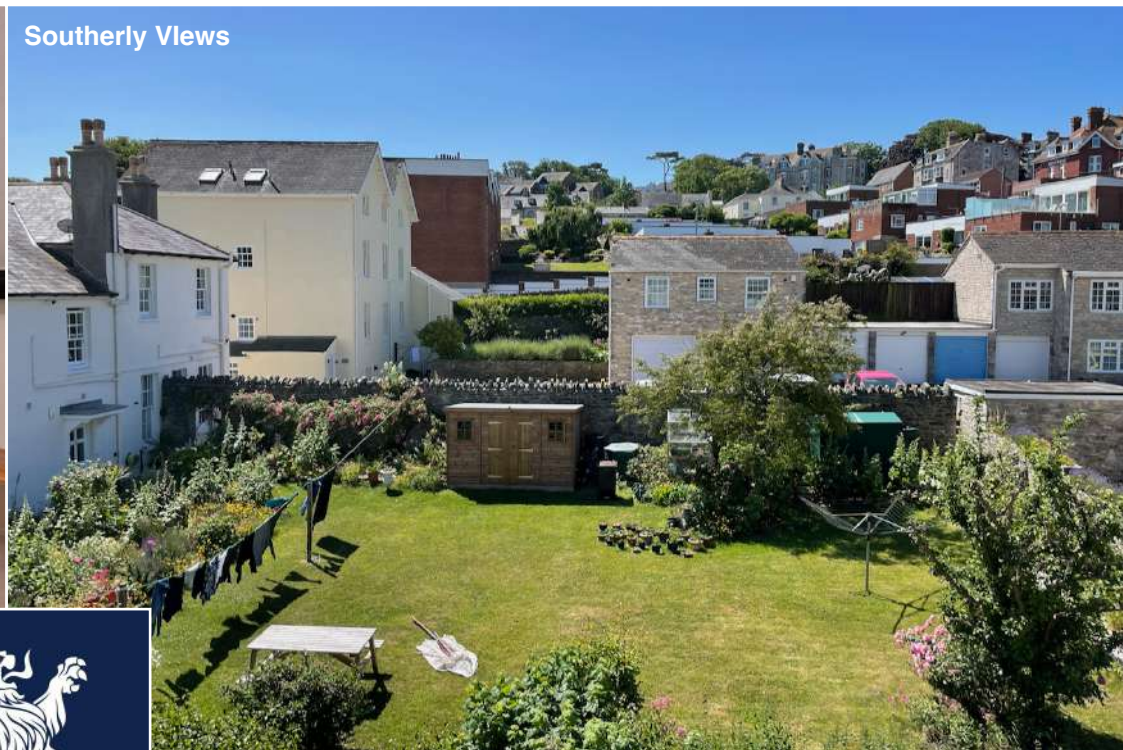


| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 13 | |
| Not energy efficient - higher running costs | | | |



Location - approx. 150m from Swanage Pier

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.



Southerly Views

Location - approx. 150m from Old Stone Quay

