



**FLAT 2 PARK HOUSE, 4 PARK ROAD, SWANAGE**  
**£199,950 Shared Freehold**

This ground and lower ground floor maisonette is conveniently situated just off the High Street within 100 metres of The Parade, town square and seafront. 'Park House' was originally built around the turn of the 20<sup>th</sup> Century although converted into separate apartments during the 1980s. It is of stone construction under a tiled roof.

Flat 2 Park House has the advantage of its own personal entrance and offers good sized accommodation in the heart of the town. It is eminently suitable for the first time buyer or as an investment as all lettings are permitted.

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.

Property Ref PAR1921

Council Tax Band B



Approached by its own personal entrance the lower ground floor has a spacious kitchen/dining room fitted with a range of light units, contrasting worktops and integrated electric oven and hob. Leading off is a double bedroom with en-suite bathroom.

A spiral staircase leads the to the ground floor living room which also has access to the communal hall. Leading off, bedroom one is a double bedroom with twin windows facing east. The en-suite shower room completes the accommodation.

Outside, there is a small personal courtyard garden at the side of the building.

**TENURE** Shared Freehold. 999 years from September 1982. Shared maintenance liability which amounts to £840 per annum. All lettings and pets are permitted.

**VIEWING** By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2AE**.

### Lower Ground Floor



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

### Ground Floor



Scan to View Video Tour



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.



Location - Within 100m of The Parade

