



**3 QUAY HOUSE, HIGH STREET, SWANAGE**  
**£470,000 Shared Freehold**

This stylish split level apartment is situated on the second floor of a modern block in the heart of the town, directly overlooking Swanage Bay to Ballard Down, the Isle of Wight and the Hampshire Coastline. Quay House was built in 2003 and has attractive front elevations of stone with cement render to the rear, under a conventional pitched roof.

3 Quay House offers immaculately presented modern accommodation in neutral tones. It also has the considerable advantage of an open-plan living room/kitchen with balcony leading off enjoying panoramic sea views, quality bathroom suites, allocated parking and lift access.

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.

Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2NT**.

Property Ref **HIG1937**

Council Tax Band **E**



Approached by either stairs or lift access, the entrance hall welcomes you to this modern apartment. A short flight of steps lead to the open-plan living room/kitchen with floor to ceiling windows to enjoy the panoramic views across Swanage Bay to the Purbeck Hills, Old Harry Rocks and the Hampshire Coastline. Folding doors open to the balcony further extending the entertaining space. The kitchen is fitted with a range of wood effect units, contrasting worktops and integrated appliances.

There are two South facing double bedrooms with the considerable advantage of fitted wardrobes. The principal bedroom also has the benefit of an en-suite shower room. The family bathroom is fitted with a modern suite in white and completes the accommodation.

Outside, there is a reserved parking space which is situated at the rear of the property and is accessed via a service lane. There is also access to a large shared storage room.

**TENURE** Shared Freehold. 125 year lease from 1 January 2003. Shared maintenance liability which amounts to approx. £1,500 per half year. Long lets are permitted, holiday lets are not. Pets are at the discretion of the Management Company.

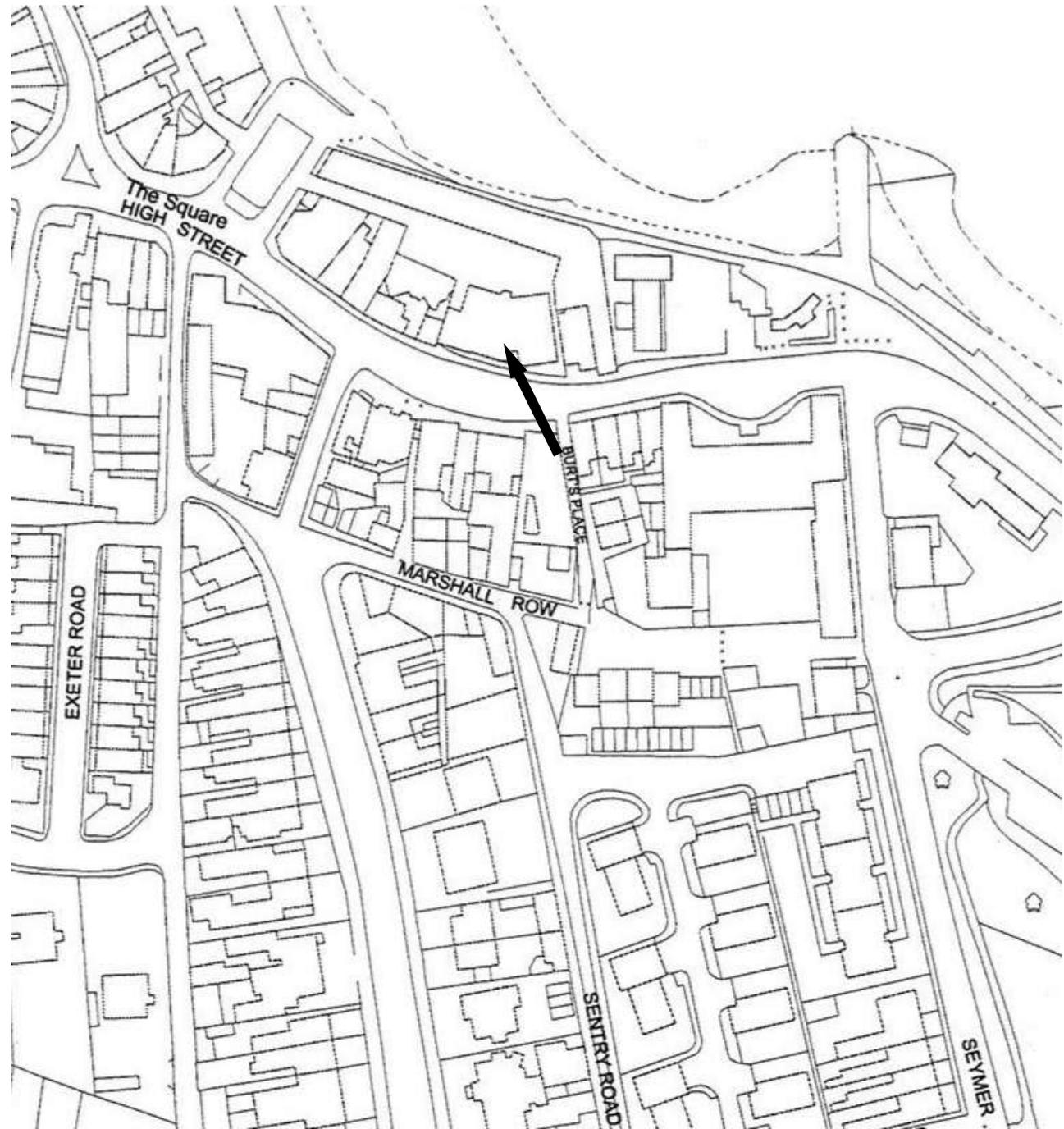
**Second Floor**



Total Floor Area  
Approx 76m<sup>2</sup> (818 sq ft)



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