



**FLAT 5 GRAYSTONES, 20 BURLINGTON ROAD, SWANAGE**  
**£275,000 Leasehold**

Flat 5 Graystones is an immaculately presented apartment situated on the first floor of a substantial detached building, located in a fine position on the clifftop at North of Swanage approximately 1 mile from the town centre. The original property is thought to have been built around the turn of the 20<sup>th</sup> Century although altered, extended and converted into separate apartments during the 1980s. It is of traditional cavity construction with external walls mostly of natural Purbeck stone under a pitched roof covered with clay tiles with flat secondary roofs.

The apartment offers spacious, well presented accommodation with considerable advantage of fine views across Swanage Bay to the Isle of Wight in the distance from the living room.

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 BUR1935

Council Tax Band B



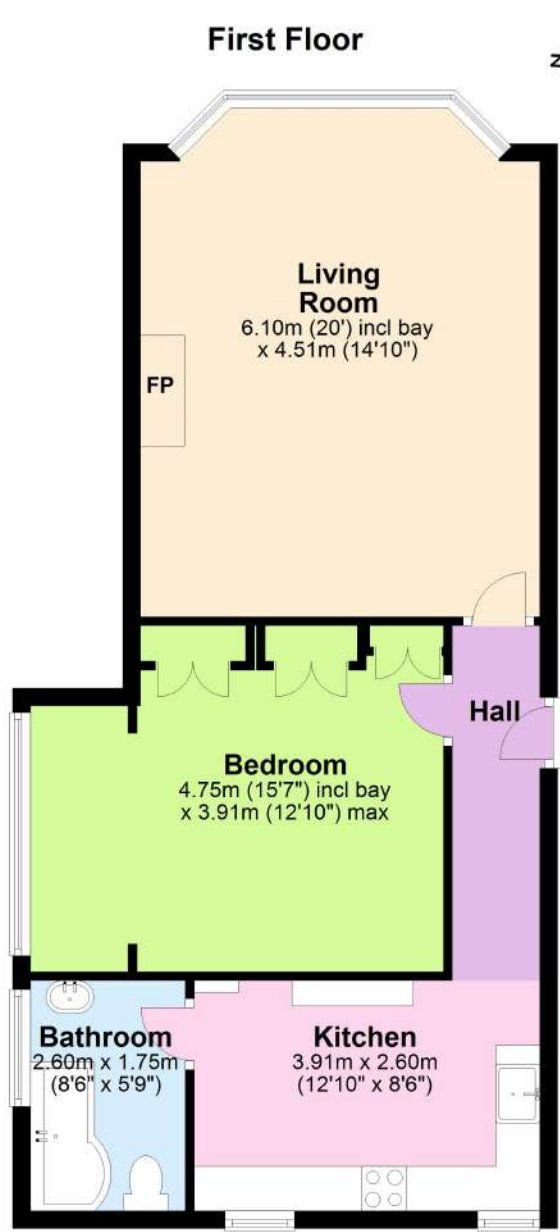
The entrance hall with telephone entry system welcomes you to this stylish first floor apartment. Leading off, the spacious living room has a wide bay window which enjoys panoramic views across Swanage Bay to Ballard Down, Peveril Point and the Isle of Wight in the distance. The separate kitchen is fitted with a range of modern light units, contrasting wooden worktops, integrated dishwasher, electric oven and hob with filtration hood over, wine-cooler and space for washing machine/dishwasher.

The spacious double bedroom with large bay dressing area has the considerable advantage of a range of fitted wardrobes. The modern bathroom leads off the kitchen and includes a shaped panelled bath with shower over and completes the accommodation.

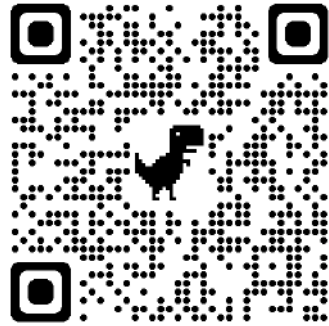
Outside, there are communal grounds with dedicated parking space at the front of the building.

**TENURE** Leasehold. 210 year lease from 1 July 1985. Shared maintenance liability which amounts to £1,800pa. Long lets permitted, holiday lets are not, pets at the discretion of the management company.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 42284**. The postcode for this property is **BH19 1LS**.

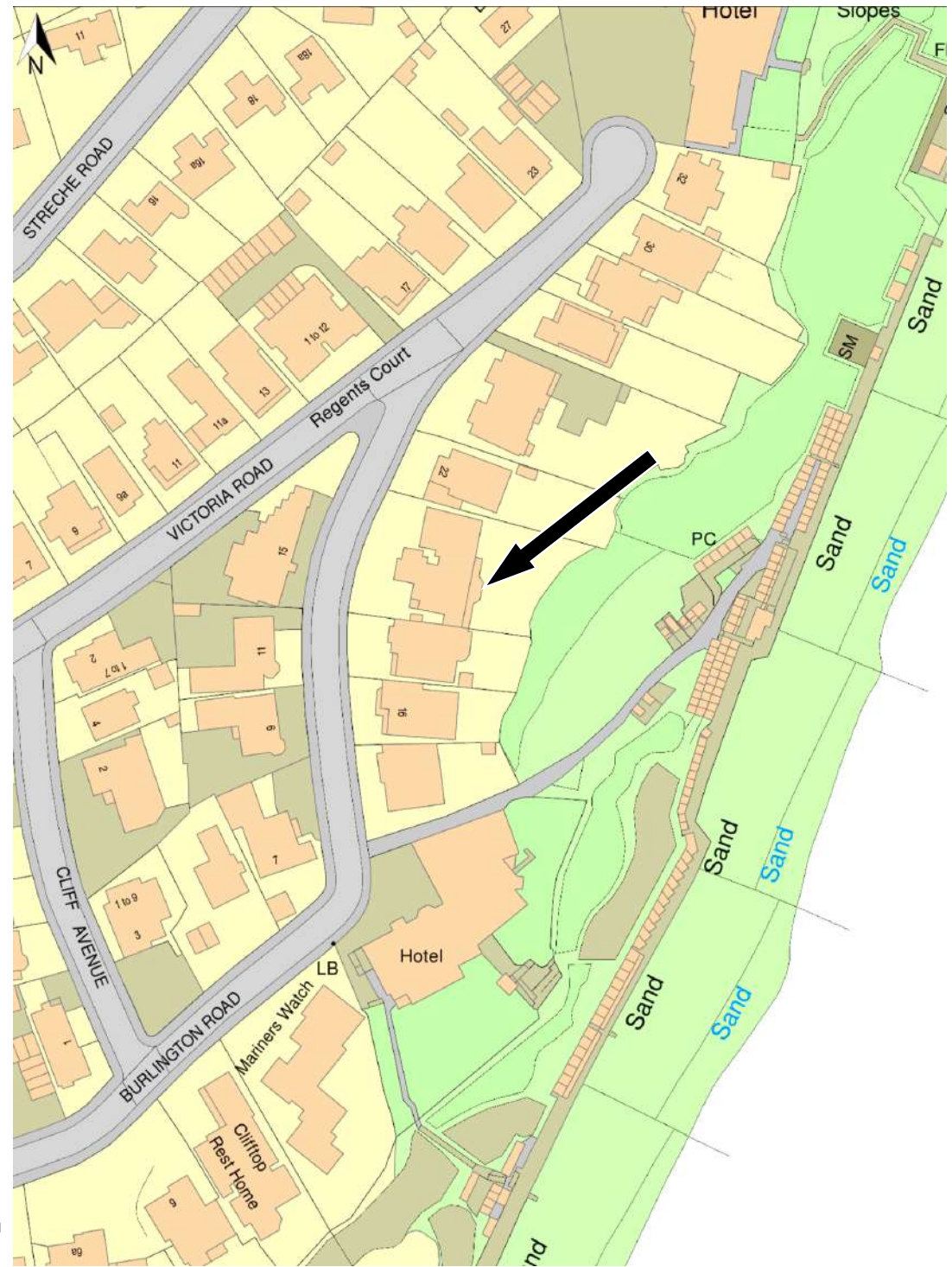


Total Floor Area  
Approx. 65m<sup>2</sup> (700 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 - North Beach

