



FLAT 5 SEFTON COURT, 10 GILBERT ROAD, SWANAGE
£325,000 Shared Freehold

This spacious purpose built flat is situated on the first floor of a modern block which stands in a convenient position in the centre of Swanage about 200 metres from the main shopping thoroughfare and slightly further from the beach. Sefton Court stands in its own landscaped gardens and has parking facilities at the rear. It was built in 1989 and is of brick construction under a tiled roof.

Flat 5 Sefton Court has the considerable advantage of a good sized South facing living room with a semi-enclosed balcony, en-suite principal bedroom, lift access and a single garage.

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.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 1DU**.



The L-shaped entrance hall welcomes you to this modern apartment and leads through to the spacious South facing living room with access to the semi-enclosed balcony overlooking the Swanage Steam Railway Station. The separate kitchen is fitted with a range of light units and worktops, integrated gas hob and electric oven and has space for a washing machine.

There are two good sized double bedrooms. The principal bedroom is South facing with access to the balcony and has the benefit of an en-suite shower room. The family bathroom is fitted with a white suite including bath with shower over and completes the accommodation.

Outside, there are communal grounds which are laid to lawn with flower borders. There is a single garage situated to the rear of the building and is accessed by a service lane.

TENURE Shared Freehold. 999 year lease from 24 June 1989. Shared maintenance liability which amounts to £1,300pa. No lettings are permitted, pets are at the discretion of the management company.

Property Ref GIL1950

Council Tax Band D



Total Floor Area Approx. 71m² (762 sq ft)

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.



