



**3 ISLAND VIEW COURT, REMPSTONE ROAD, SWANAGE**  
**£495,000 Shared Freehold**

This modern apartment is situated on the first floor of a prestigious development, with superb views of Swanage Bay from the living room. The apartment has been well maintained by the current owners and offers spacious well planned living with private glazed balcony, lift access and double length car parking space at the rear.

Island View Court is a small development of 7 apartments and stands in the heart of the centre of Swanage approximately 150 metres from the sea front and main shopping thoroughfare. It was constructed around 2004 of brick with a tiled roof and flat secondary roofs.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

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



Entering this modern apartment the entrance hall leads to a bright and airy open plan living/dining room with superb views of Swanage Bay. It has a feature bay window and door leading to glazed private balcony harmoniously blending the indoor/outdoor living space. Leading off, the kitchen is fitted with an extensive range of light wood effect units, contrasting worktops and integrated appliances.

There are two double bedrooms both situated at the front of the property. The principal bedroom is particularly spacious and has a large bay window and the benefit of a modern en-suite shower room and fitted wardrobes. Bedroom 2 has the benefit of a small private balcony and fitted wardrobes. The family bathroom, fitted with a white suite completes the accommodation.

Outside, to the front is a brick paved 'drop-off' driveway with "in-and-out" entrances and shrub borders. To the rear is a double length parking space which is accessed via Horsecliffe Lane and dustbin area.

#### **TENURE**

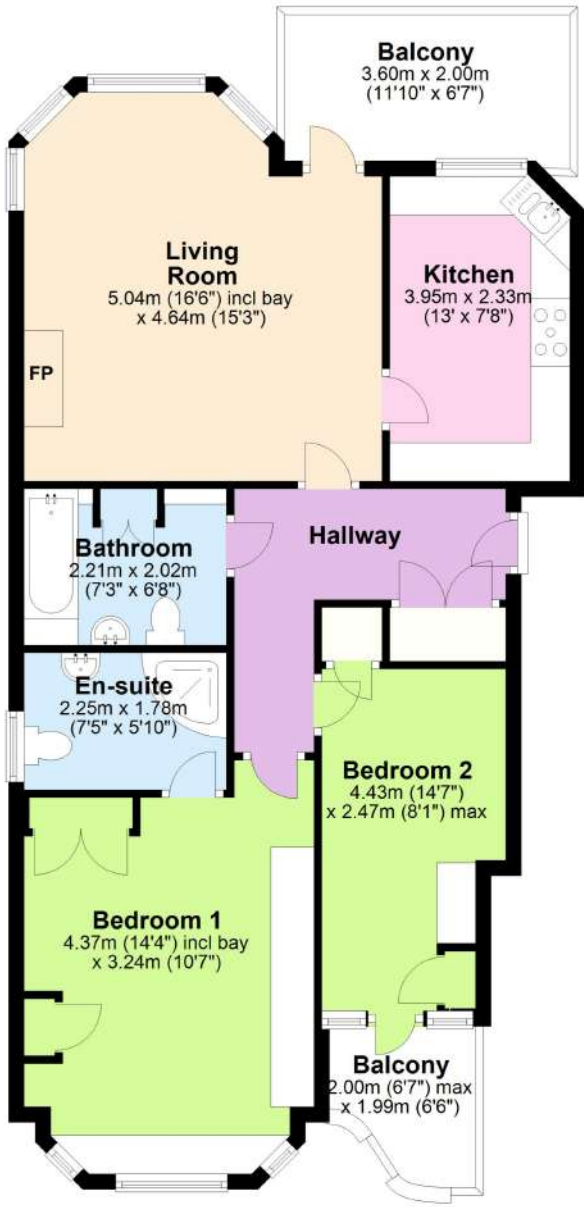
Lease Term 125 years from 2004. Shared Freehold.

Shared maintenance liability which for the year 2024 is £1,739.57 paid in two equal half yearly instalments. Long lets are permitted, holiday lets & pets are not.

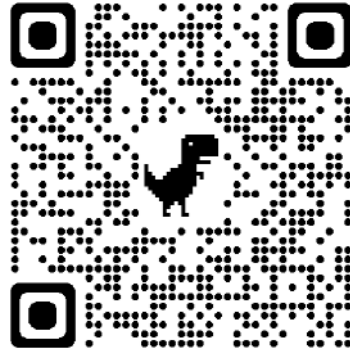
**First Floor**



Property Ref REM1974  
 Council Tax - Band E  
 2024/25 £3,127.44

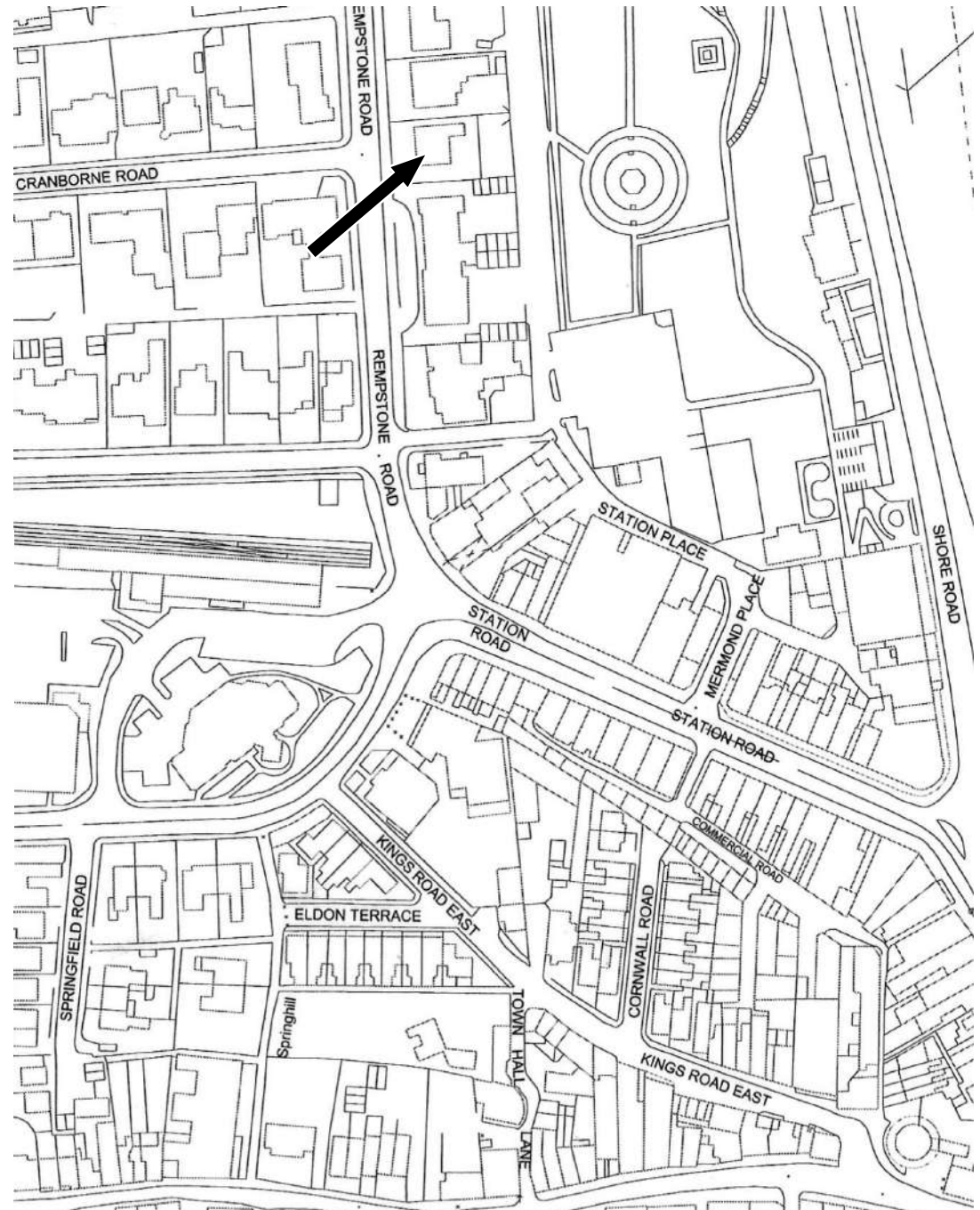


Total Floor Area Approx. 77m<sup>2</sup> (829 sq ft)



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>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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.

