



**FLAT 2 MARINE APPROACH, 10 ULWELL ROAD, SWANAGE
£345,000 SHARED FREEHOLD**

This well presented 3-bedroom ground-floor apartment is located in the picturesque Victorian town of Swanage, just a stone's throw from the seafront. Perfectly positioned for both peace and proximity to local amenities, this is a wonderful opportunity to own a piece of Swanage's coastal charm. Offering stunning sea views from the lounge's semi-circular south facing bay window, an allocated parking space and with the added benefit of a share of freehold, this property would make the perfect first time purchase, investment or holiday home.

Once an Edwardian Residence and former bed and breakfast, Marine Approach was converted into 6 residential flats during the mid 1980s. The main building is of Purbeck stone construction under a clay tiled roof and stands in its own grounds. With the beach and seafront less than 100 metres away, you'll have easy access to Swanage's beautiful coastline. The property also enjoys the added benefit of share of freehold, which comes with a long lease, a reasonable service charge, and all lettings are permitted. There is an allocated parking space, a rarity in Swanage and has access to a communal garden at the rear of the property, ideal for outdoor enjoyment.

Property Ref: ULW2011

Council Tax Band D/2024-25 £2,558.82



As you enter inside the hallway of this apartment which has been recently updated and neutrally decorated, you will find plenty of space for storing shoes, coats and all those beach essentials! The spacious, south facing living room features a semi-circular bay with views of the sea, the perfect spot to unwind with a cup of tea and slice of Dorset apple cake. The modern cream kitchen is both stylish and functional, offering an abundance of cupboard and worktop space for all your culinary needs. Under-cupboard lighting enhances the space, creating a bright and inviting atmosphere, while there is ample room for a dining table, perfect for family meals or entertaining guests.

There are three good sized double bedrooms. The principal bedroom has a modern en-suite WC and wash basin for your convenience. Bedrooms two and three have the benefit of fitted storage cupboards. The luxurious family bathroom is fitted with a roll top freestanding bath as well as a separate shower cubicle

TENURE

Shared Freehold. 999 year lease from June 2015. Current maintenance liability £1,080 (paid monthly). All lets are permitted and pets are at the discretion of the management company.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1DJ**.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (102 plus) | A | | 76 |
| (81-91) | B | | |
| (65-80) | C | | |
| (55-64) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



Scan to View
Video Tour

Total Floor Area Approx. 94m² (1,012 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.



