



FLAT 6 MELSAN COURT, 13-15 PARK ROAD, SWANAGE
£295,000 Shared Freehold

This spacious first floor apartment is situated on the southern slopes of the town, a short distance from the town square. It is close to the centre of Swanage, approximately 200 metres from the Pier and seafront. The original property is thought to date back to the first quarter of the 20th Century although converted into separate apartments in the 1980s. The building is of brick construction with Purbeck stone detailing under a pitched roof covered with slate.

Flat 6 Melsan Court is well presented throughout and commands good views of Swanage Bay and Ballard Down in the distance. It also has the considerable advantage two double bedrooms and dedicated parking at the rear.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, sandy beach and is an attractive mix of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref PAR2031

Council Tax Band B - £1,990.20 for 2024/2025



The entrance hall welcomes you to this first floor apartment and leads through to the good sized living room/kitchen with a large bay window enjoying views across the town to the Bay and Ballard Down in the distance. The kitchen area is fitted with a modern range of cream units, wooden worktops, integrated electric oven, and a matching island unit with integrated electric hob. A storage cupboard is located on the landing and houses the boiler.

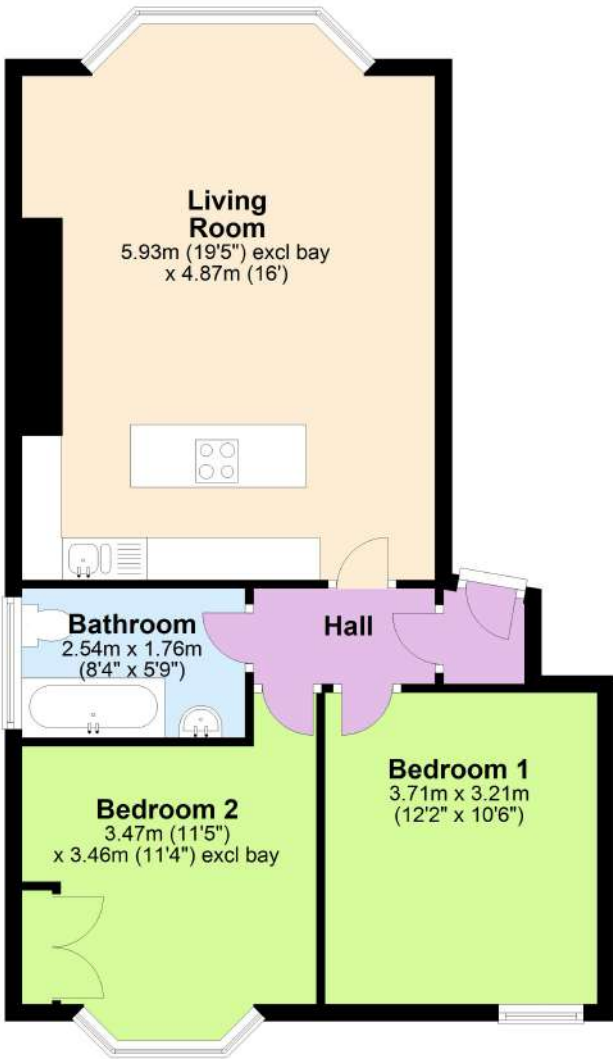
There are two double bedrooms, both facing West and have views of the Purbeck Hills in the distance. The bathroom is fitted with a white suite including panelled bath with shower over and completes the accommodation.

Outside, there is a communal front area with casual visitor parking spaces. There is a dedicated parking space at the rear property which is accessed via Sentry Road.

TENURE Shared Freehold. 99 year lease from 1 December 1987. The owners are in the process of extending the lease to 999 years. Shared maintenance liability approx. £1,100pa. Long lets are 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 422284**. The postcode for this property is **BH19 2AA**.

First Floor



Scan For Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	80

Total Habitable Floor Area
Approx. 67m² (721 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.

View from Living Room

