



3 DAMON COURT, CRANBORNE ROAD, SWANAGE
£375,000 Leasehold

This well presented modern penthouse apartment is situated on the second floor of a small block of three in a convenient position about 300 metres from the town centre, and a similar distance from the seafront. "Damon Court" was constructed in 2013, finished to a high specification and has been maintained to a high standard throughout.

3 Damon Court has been successfully let for a number of years and is eminently suitable as either an investment property or as a main residence. It offers good sized accommodation with the benefit of a South facing balcony and dedicated parking space at the rear.

The seaside town of Swanage lies at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a 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 the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham is some 9 miles away and has main line rail link to London Waterloo (about 2.5 hours).

VIEWINGS By appointment only through the Sole Agents, Corbens, 01929 422284. Postcode for this property is **BH19 1EL**.



Location - Swanage Beach Approx. 200 metres

The wide entrance hall leads to the exceptionally spacious living room with South facing bay and access to the attractive South facing balcony giving views over the town. The separate kitchen is fitted with a range of white gloss units, contrasting worktops, integrated double oven and gas hob with a stainless steel extractor fan over.

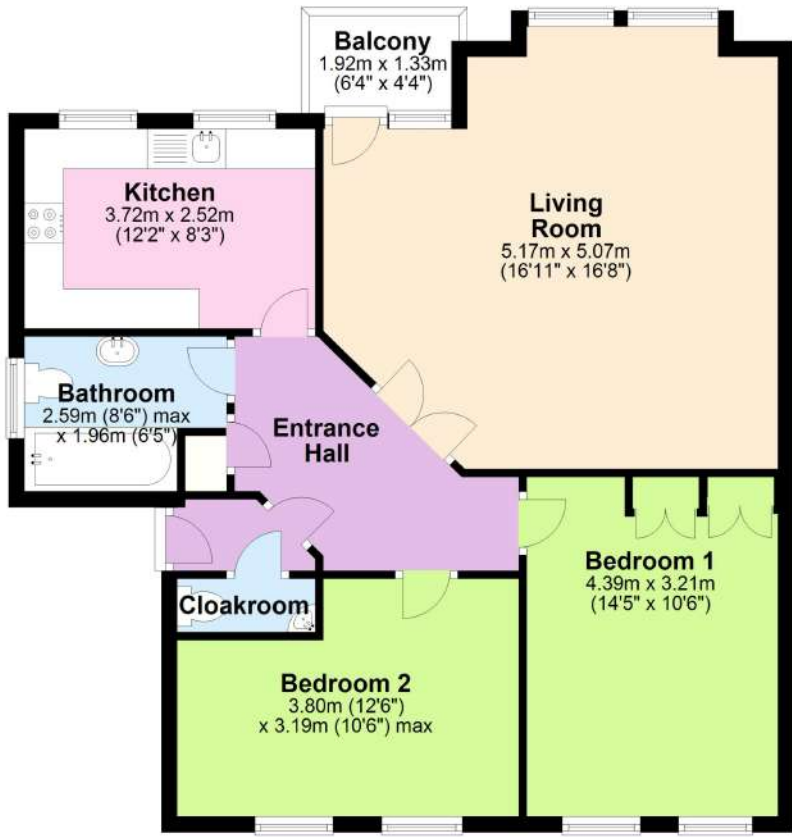
There are two double bedrooms. The principle bedroom is particularly spacious and has a large fitted quadruple wardrobe with white gloss and mirrored doors. Bedroom two is also a good sized double. The bathroom is fitted with a white suite including bath with shower and screen over. A separate cloakroom completes the accommodation.

Outside, the apartment has the considerable benefit a South facing balcony with views over the town and a dedicated car parking space which is situated at the rear of the block and accessed via a service lane.

Tenure - Leasehold. 125 years lease from 19 January 2021. Shared maintenance liability which amounted to approximately £911 last year. All lettings are permitted, pets at the discretion of the freeholder.

Please Note: Internal Photographs are for identification purposes only and were taken previous to the tenant moving in.

Second Floor



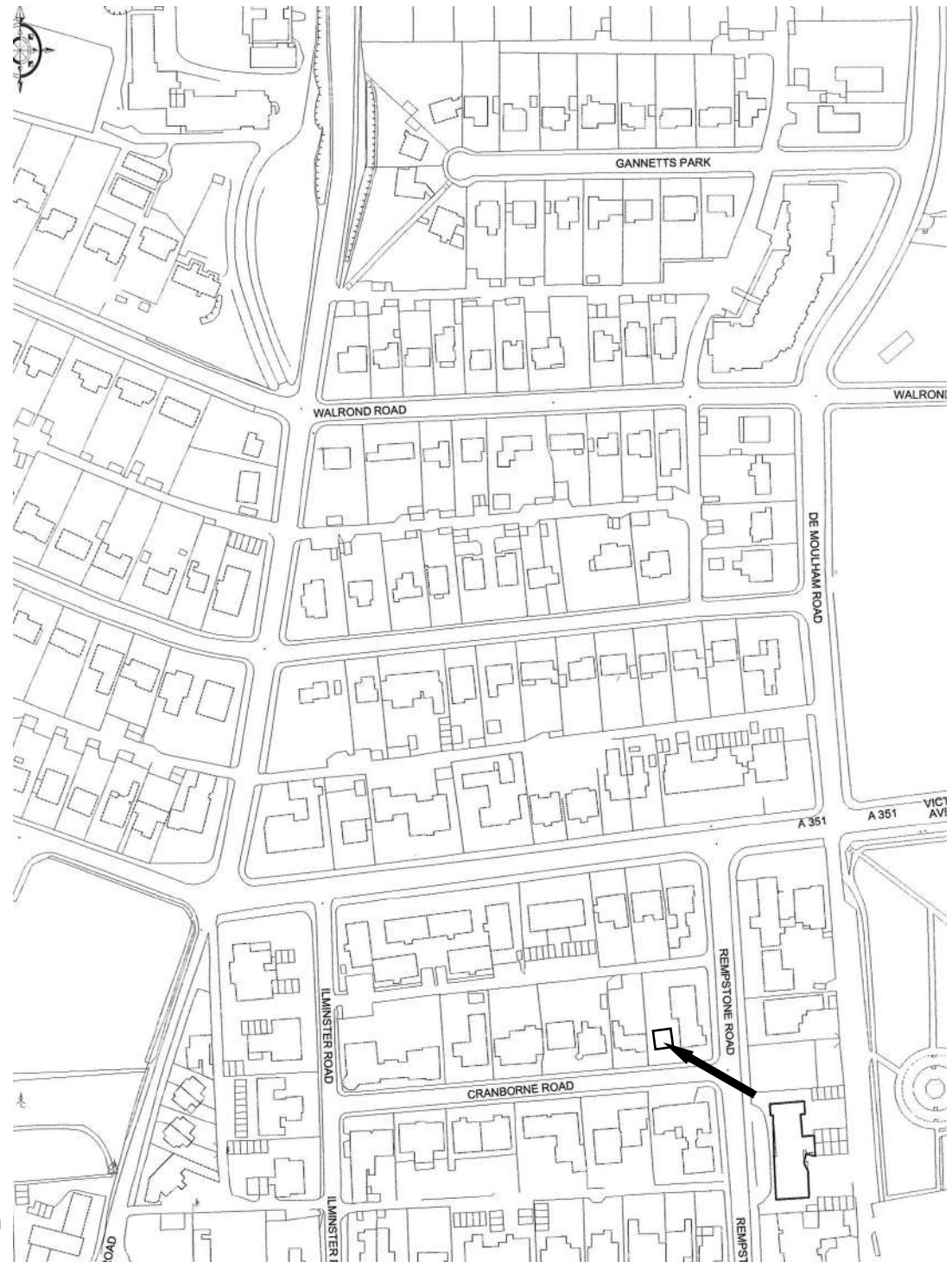
Total Floor Area Approx. 79m² (850 sq ft)



Property Ref CRA2041

Council Tax Band D - £2,558.82 for 2024/2025

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.





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