



Est 1896

Corbens



FLAT 1 SCOTT'S HOUSE, PROSPECT CRESCENT, SWANAGE
£355,000 Shared Freehold

Scott's House is a small development of four brand new apartments situated in a popular residential area approximately three quarters of a mile level distance from the town centre and Swanage beach.

The properties are currently under construction and are being built to a high standard by a reputable local builder and will have the benefit of a 10 year warranty, timber framed glazed windows and French doors to ground floor, under floor heating and hot water by air source heat pump boilers. The style of the apartments complement the local environment and are of Purbeck stone construction, under a slate tiled roof.

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, safe, sandy beach, and is an attractive mixture of old stone cottage 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. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Viewing is strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for SATNAV **BH19 1BE**.



The entrance hall welcomes you to this brand new apartment and leads through to the South facing living room with French doors opening to the personal patio and garden. The separate kitchen is to be fitted with a range of units for which an allowance of £5,000 is given and can currently be chosen by the purchaser.

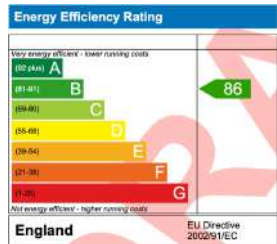
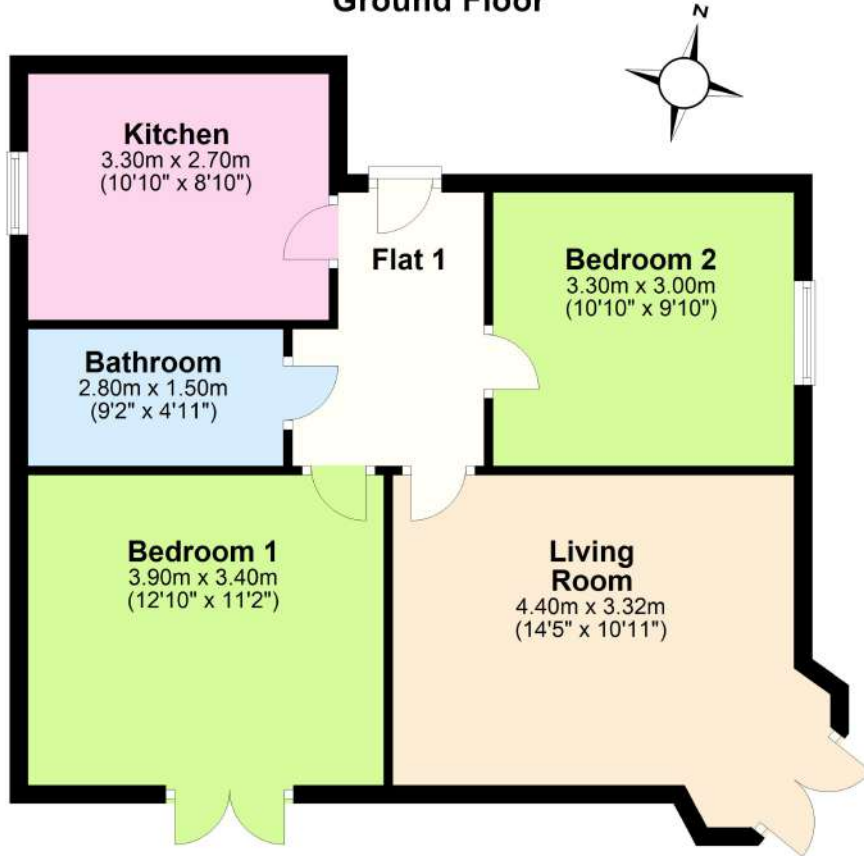
There are two good sized double bedrooms; bedroom one is South facing and also has French doors opening to the personal patio and garden. The bathroom has been fitted with a white suite, including bath with shower over and completes the accommodation.

Outside, the apartment has the benefit of a personal South facing garden which is partially paved with lawned section and an area which is laid to bark. There is a dedicated parking space at the front of the property.

TENURE Shared Freehold. New 999 year lease to be granted. Shared maintenance liability to be confirmed. All lettings permitted, pets at the discretion of the management company.

Please Note Internal photographs shown are of flat no: 3 and are to give an indication of finish only.

Ground Floor



Total Floor Area
 Approx. 61.5m² (662 sq ft)

Property Ref PRO1687a

Council Tax - To be Assessed

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.



Sample Kitchen



Swanage Beach Nearby

