



5 MAYFIELD COURT, RABLING ROAD, SWANAGE
£275,000 Shared Freehold

This well presented purpose built apartment is situated on the top floor of a small modern block, pleasantly located in a popular residential area approximately 350 metres from the town centre and beach. Mayfield Court was built around 2007 and has attractive elevations of brick with stone dressings under a tiled roof.

5 Mayfield Court offers well planned accommodation with views across the town. It is ideally located in the heart of the town and has the considerable advantage of an open plan living room/kitchen, and dedicated parking.

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 1EB**.



The entrance hall welcomes you to this top floor modern apartment and leads to the open plan living room with feature apex window and part sloping ceilings. The kitchen area is fitted with a range of light units, contrasting wood effect worktops, breakfast bar and gas hob and electric oven.

There are two double bedrooms; the principal room is particularly spacious with twin Velux windows and part sloping ceilings. Bedroom two is also a double and has views over the town from the Velux window. The bathroom is fitted with a white suite completes the accommodation.

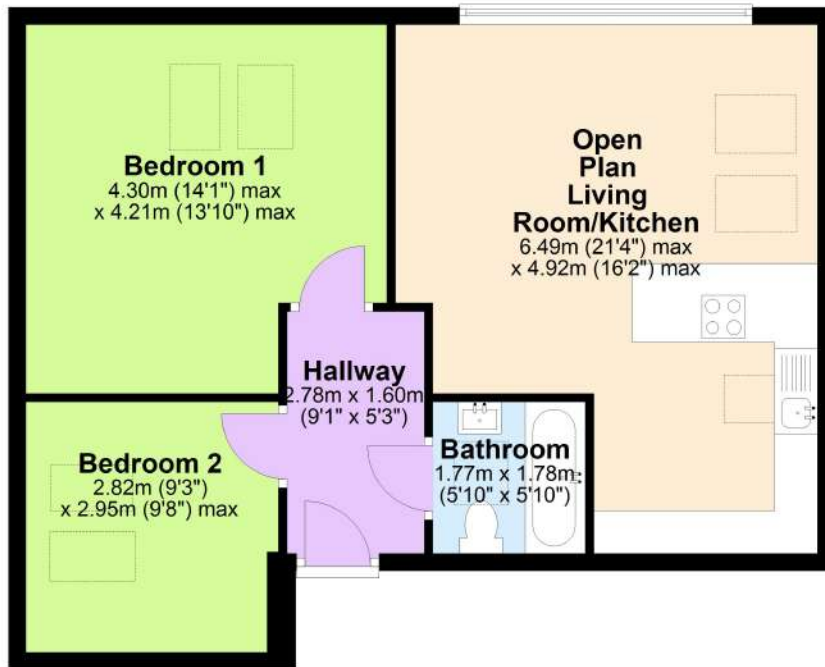
Outside, there is a small communal garden to the front which is lawned. There is a drying area at the rear of the building. Also at the rear is a dedicated parking space, and visitor parking which is accessed from the service lane.

TENURE Shared Freehold. 125 year lease from 1 January 2007. There is a shared maintenance liability which amounts to £1,500 pa. All lettings permitted, pets at the discretion of the Management Company.

Property Ref RAB2132

Council Tax Band C - £2,390.61 for 2025/2026





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



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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.

