



5 BALLARD COURT, VICTORIA ROAD, SWANAGE
£275,000 Shared Freehold

This spacious modern apartment is situated on the second floor of a small block of seven in a fine residential position to the North of Swanage, approximately one mile from the town centre and some 250 metres from the Beach via Burlington Chine. Ballard Court was built in 2007 and is of traditional cavity brick construction with stone quoins under a pitched roof covered with natural slate.

5 Ballard Court offers well presented accommodation finished throughout with a neutral decor. It has the considerable advantage of lift access, a balcony giving views of the Purbeck Hills and single garage with parking in front.

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 cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1LY**.



The L-shaped entrance hall welcomes you to this second floor apartment and leads through to the good sized living room. It has double doors leading to the balcony, which enjoys views of the Purbeck Hills. The kitchen area is fitted with a range of wood effect units, contrasting worktops and integrated electric oven, gas hob and washing machine.

There are two bedrooms. The principal bedroom is a double with a recessed wardrobe. Bedroom two is a good sized twin room. The modern bathroom is fitted with a white suite including bath with shower over, and completes the accommodation.

Outside, there are communal grounds with a stone bench. Apartment 5 has the advantage of a single garage measuring 5.06m x 2.29m (16'7" x 7'6") and has an electronic up-and-over door. There is also a dedicated parking space in front.

TENURE Shared Freehold. 999 year lease from 29 September 2006. There is a shared maintenance liability, which currently amounts to £1,048pa, payable in 2 instalments. All Lettings and pets are permitted.

Property Ref VIC2183

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

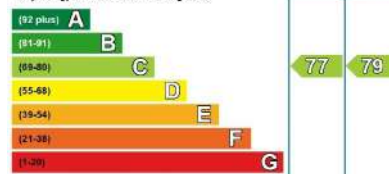
Total Floor Area Approx 55m² (595 sq ft)

Second Floor



Energy Efficiency Rating

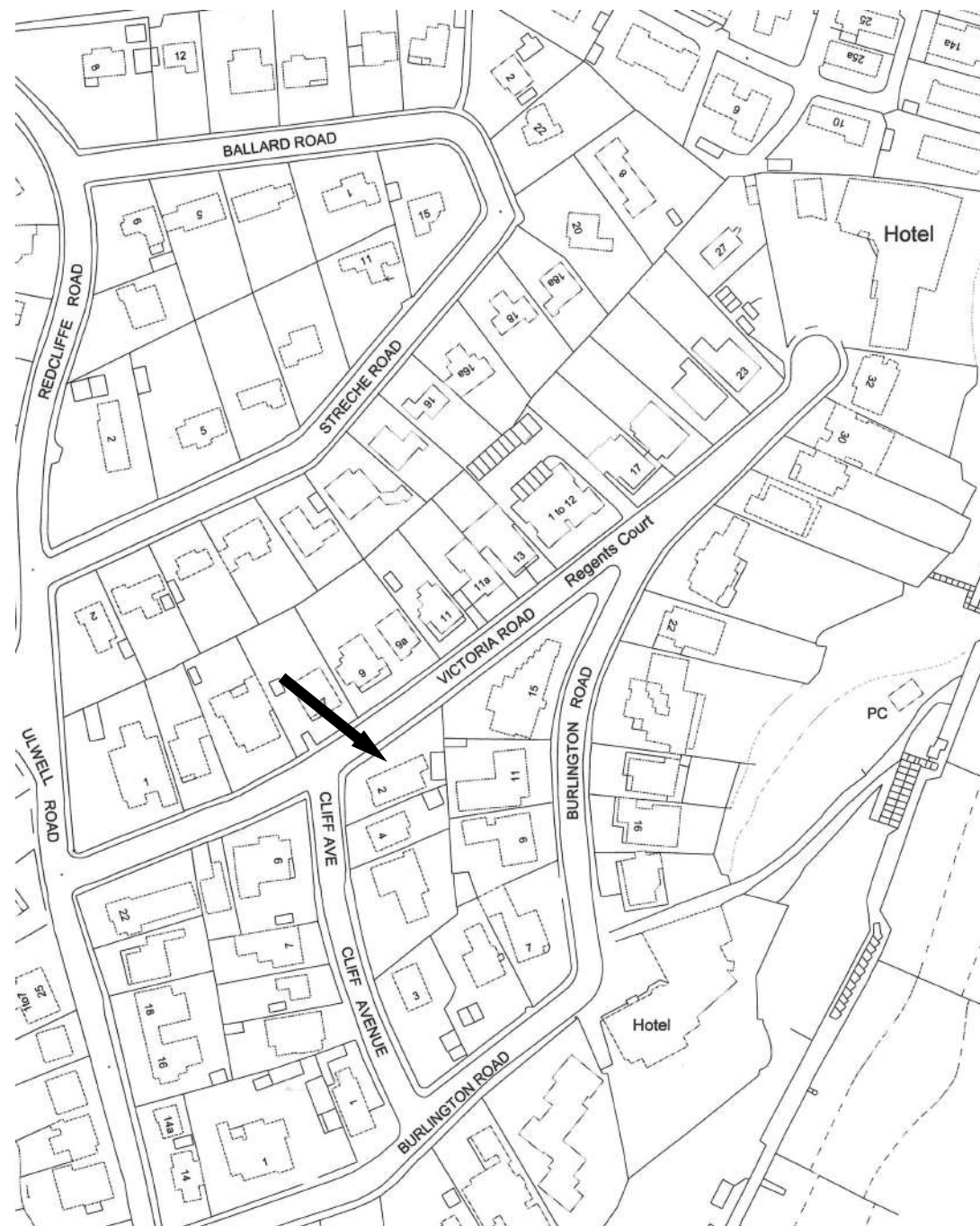
Very energy efficient - lower running costs



Not energy efficient - higher running costs



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