



1 NORTHBROOK COURT, NORTHBROOK ROAD, SWANAGE
£100,000 Shared Freehold

This ground floor flat is one of six in a substantial detached Victorian building standing some 250 metres from the town centre and beach. Northbrook Court was converted into flats during the 1970s and is of brick construction under a synthetic slate roof and flat secondary roofs finished with mineral felt.

Whilst in need of complete refurbishment throughout, 1 Northbrook Court has the benefit of allocated parking and is eminently suitable as an investment property or for a first-time buyer.

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.

Property Ref NOR2189

Council Tax Band A - £1,792.96 for 2025/2026



Swanage Beach nearby



The small entrance hall leads to the open plan living room/kitchen with bay window and sink unit. The bedroom is a good sized double bedroom and has a recessed wardrobe cupboard. The shower room is fitted with a coloured suite and completes the accommodation.

Outside, there is residents parking at the front of the property with an allocated car parking space for flat 1.

TENURE Shared Freehold. 99 year lease from 29 September 1972, although the sellers are in the process of extending the lease which will be finalised prior to completion. Shared maintenance contribution of £500 although we understand that a Management Company is in the process of being instructed and this amount may be increased in the future. Long let are permitted, holiday lets are not. Pets to be confirmed.

SERVICES Mains water, drainage and electricity.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1PS**.

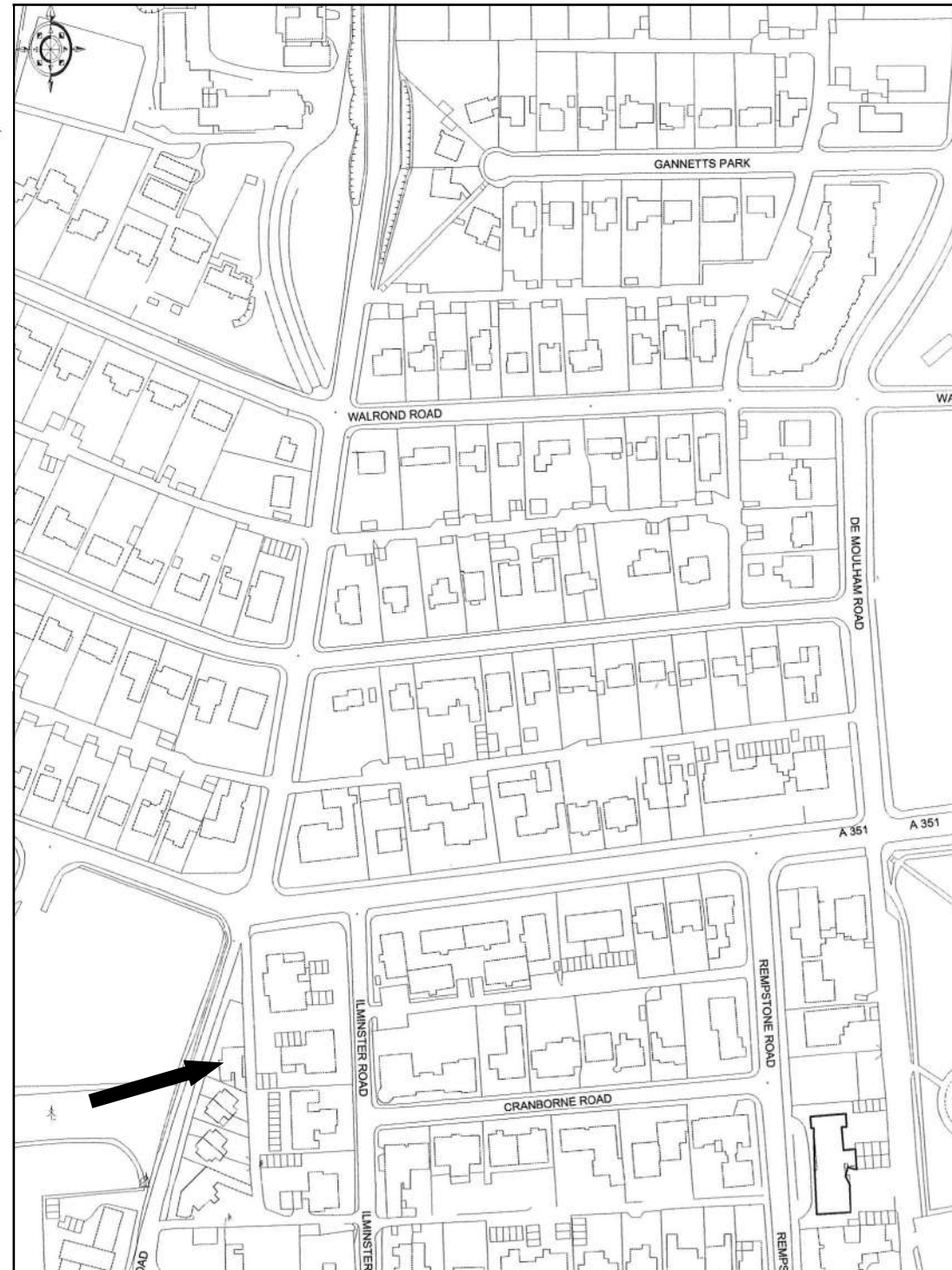
Ground Floor



Total Floor Area Approx. 31m² (334 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.





Swanage Beach nearby

