



1 HARDY CLOSE, MOUNT PLEASANT LANE, SWANAGE
£199,950 Shared Freehold

This immaculately presented flat is situated on the first floor of a small purpose built block which stands in a small cul-de-sac just off the High Street and about 500 metres from the town square and sea front. 'Hardy Close' was built during the mid 1980s of brick with Purbeck stone dressings, under a concrete interlocking tiled roof.

The flat has been well maintained by the current owners and has the benefit of a newly fitted kitchen and shower room and is decorated throughout in a neutral decor to amplify the spatial feeling. It has the considerable advantage of a single garage, visitors parking and a communal paved courtyard at the rear and is eminently suitable for the first time buyer or for investment letting on an AST basis.

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 the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2NP**.



The entrance hall welcomes you to this modern apartment and leads to the spacious living room with a bay window and ample space for dining. The kitchen has recently been refitted with a range of cream units, contrasting worktops, integrated electric oven and hob and space for washing machine and under-counter fridge/freezer.

The double bedroom is also at the rear of the property. It is generously sized and has a range of wardrobes. The recently refitted tiled shower room has a corner shower, wash basin and WC. This completes the accommodation.

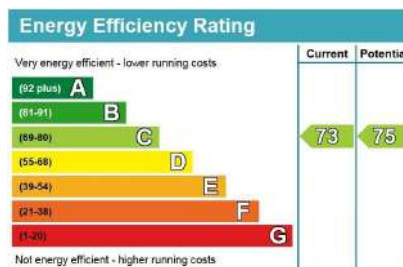
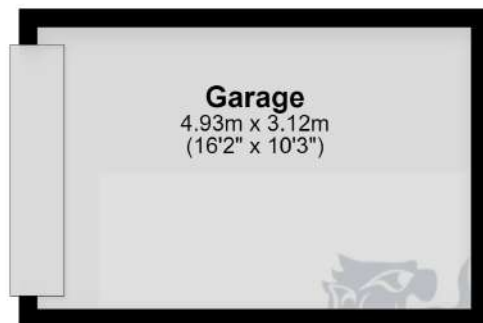
Outside, to the front there is a single garage underneath the flat. The communal grounds are at the rear with a Tarmac courtyard and a small paved and shingle section. There is a visitors parking space, and a dustbin and drying area.

TENURE Shared Freehold. 199 year lease from 25 March 1986. Shared maintenance charge of £1,440 per annum (paid monthly £120pcm) Long lets permitted, holiday lets are not. Pets at the discretion of the Management Company.

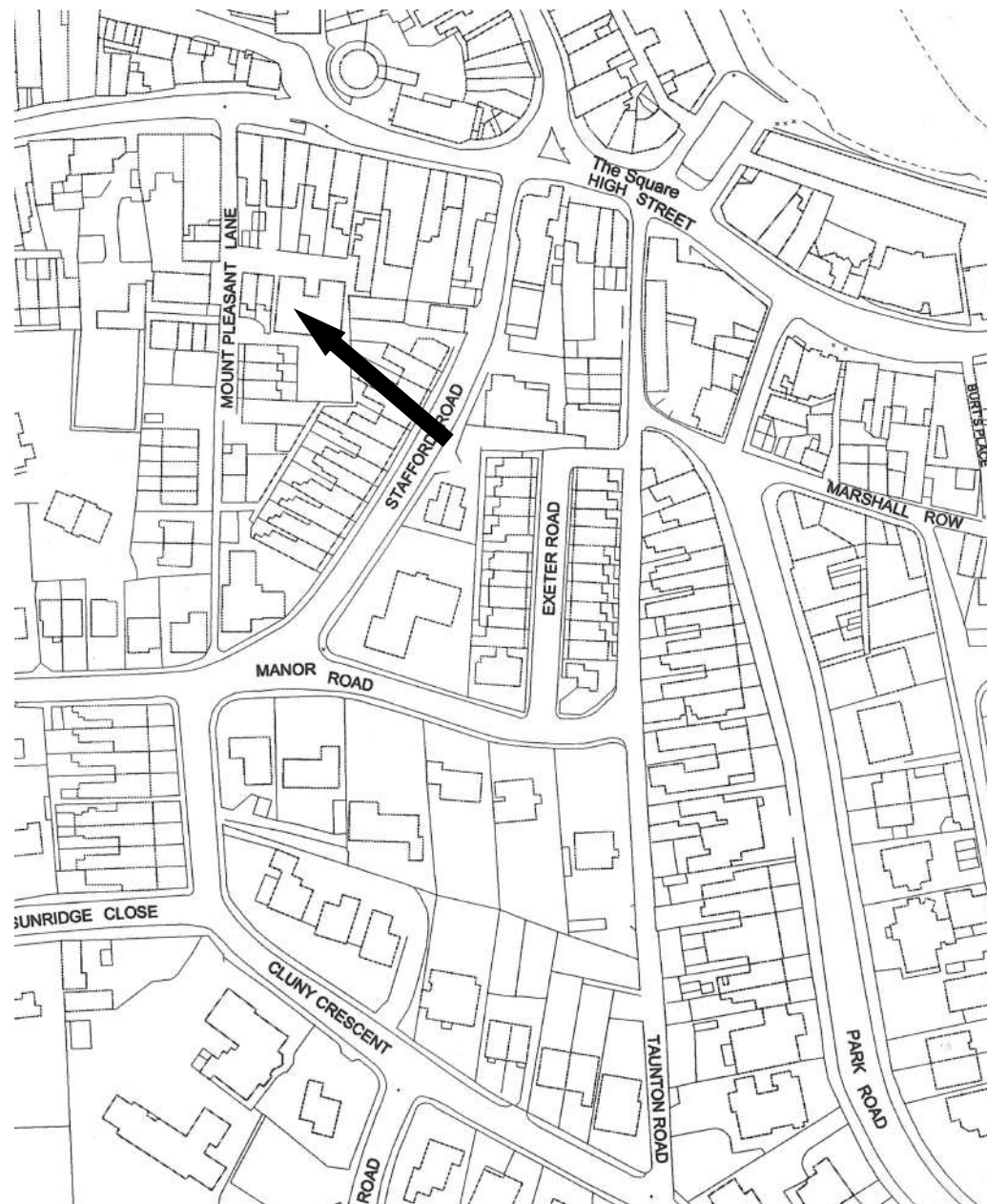
Property Ref MOU2337

Council Tax Band B - £2,191.84 for 2026/27

First Floor



Total Floor Area Approx. 40m² (430.5 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.

