



Kings Road West, Swanage

2 Bedrooms, 1 Reception
EPC RATING: C

£249,500

bg



£249,500

Fantastic Location

Spacious 2 bedroom second floor flat

Allocated parking space

Level walk to town centre and beaches

Selling with an existing tenancy in place achieving £775 pcm

EPC Rating: C

C/Tax Band: C

15 Swanbrook Mews, Kings Road West, Swanage

Excellent Investment Opportunity Bright and spacious two bedroom top floor apartment, located within a well situated development only a short distance and level walk to the town centre and beach. This property is being offered for sale with tenant in situ with a 12 month tenancy agreement making this a fantastic buy-to-let investment. Comprising 2 bedrooms, a good size living/dining room, kitchen and bathroom. Outside there is one allocated parking space. Council Tax Band C Service Charge 1,050.00 per annum. The property is sold with a share of the freehold and a remaining 62 year lease

Living/Dining Room 12' 1" x 15' 6" (3.69m x 4.73m) Spacious and bright living/dining room with bay window, offering a lovely outlook over communal grounds and part of Swanage Railway.

Kitchen 12' 3" x 6' 8" (3.74m x 2.04m) Fitted kitchen with built in storage cupboard which houses a Baxi boiler

Bedroom 1 16' 4" x 7' 5" (4.99m x 2.26m) Good size master bedroom

Bedroom 2 9' 2" x 7' 4" (2.8m x 2.23m)

Bathroom 6' 6" x 4' 3" (1.97m x 1.29m) Bathroom suite with shower over the bath, part tiled walls

Entrance Hallway 19' 1" x 2' 11" (5.81m x 0.88m) This bright and spacious property offers as small two door entrance area with window which opens onto the main hallway. The hallway benefits a further window offering additional natural light.

Allocated Parking



Important Notice: BG HOMES, their Clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and BG HOMES have not tested any services, equipment, or facilities. BG HOMES is a member of The Property Ombudsman.

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