



This is a photograph of the building but does not show the exact apartment

**12 ST ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE**  
**£200,000 Leasehold**

This well appointed apartment is situated on the lower ground floor of a purpose built premier retirement complex, located in an outstanding position about 150 metres from the seafront and some 400 metres from the town centre. 'St. Aldhelms Court' was constructed in the late 1990s of brick, the upper elevations being cement rendered with a synthetic tiled roof. It is a warden monitored building and has the considerable advantage of a large communal lounge and residents parking at the rear.

12 St Aldhelms Court is well presented throughout and offers good sized living accommodation with its own personal entrance and access to paved patio area. There is use of a large communal residents lounge with a balcony overlooking the sea, a communal laundry room and a guest suite available, at a fee.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

Property Ref DEM1708

Council Tax Band C



Approached by its own personal entrance, the spacious living room welcomes you to this well presented retirement apartment. It has an attractive fire surround with fitted electric fire and glazed double doors lead to the kitchen which is fitted with a range of light units, worktops and integrated electric oven and hob. There is also a separate entrance to the communal hall.

The bedroom is particularly spacious and benefits from a large built-in wardrobe. The bathroom is fitted with an off-white suite and completes the accommodation.

Outside, there is direct access to a paved patio area and landscaped communal grounds. There is a large residents parking area at the rear.

#### **TENURE**

Leasehold. 125 years from 1998. Ground rent £552 per annum, shared maintenance charge of £2,429 per annum. Both are paid in two half yearly instalments. The use of the laundry facilities and the water rates are included in the maintenance charge.

#### **VIEWING**

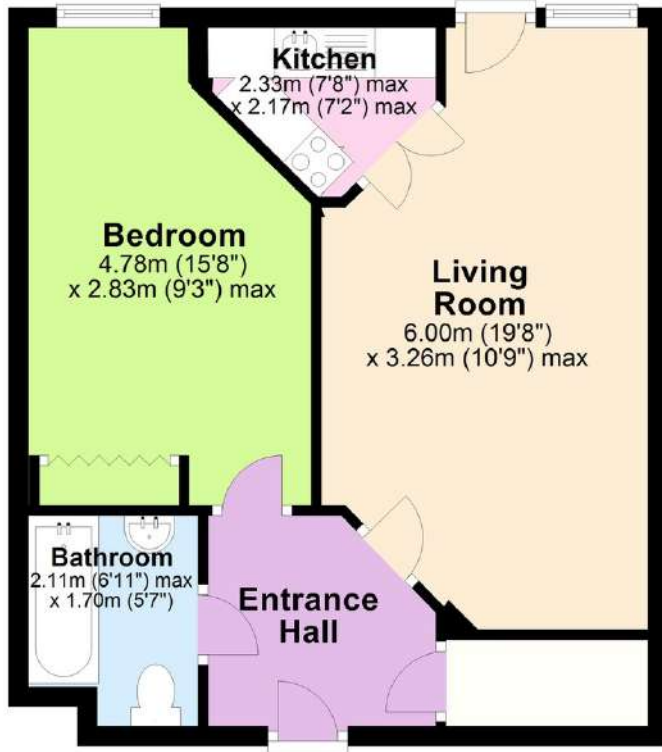
By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1NS**.



Large Residents Lounge

Total Floor Area Approx. 44m<sup>2</sup> (473 ft)

### Lowest Ground Floor



Scan to View Video Tour



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



View from Communal Balcony

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.



Location - view from communal balcony