



22 ST ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE
£375,000 Leasehold

22 St Aldhelms Court is situated on the ground floor of a modern 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.

This well appointed apartment enjoys views over Swanage Bay from all principal rooms and has direct access to a small private paved patio and the communal grounds.

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.

TENURE

Leasehold. 125 year lease from 1 March 1998. Ground Rent £322, shared maintenance charge of £1,813, both of which are paid twice a year. The use of the laundry facilities, and the water rates are included in the maintenance charge.



The entrance hall welcomes you to this spacious retirement apartment and leads through to the large living room with views of Swanage Bay and has a door to the personal patio. Glazed double doors lead to the kitchen which has been refitted with a range of light wood units, contrasting worktops and integrated electric oven and hob.

There are two good sized double bedrooms, both with views of Swanage Bay. Bedroom one also has the benefit of a large fitted wardrobe. The wet room and a separate WC completes the accommodation.

There is a large communal residents lounge with balcony overlooking the sea, a communal laundry room and a guest suite available, at a small fee.

Outside, the apartment has its own personal patio area with views of the sea. There is a landscaped communal garden to the front and a large residents parking area at the rear.

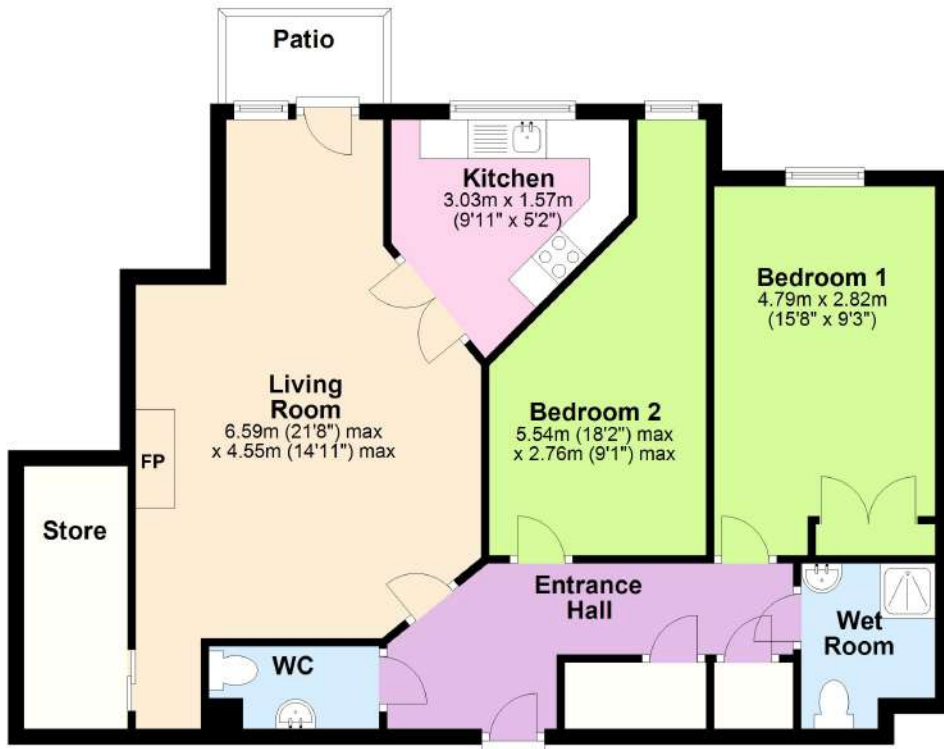
VIEWING

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

Property Reference DEM1757

Council Tax Band D

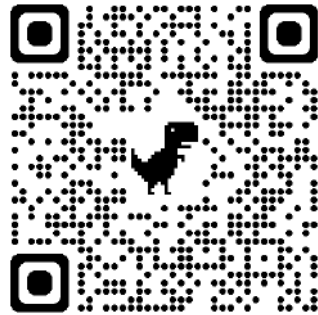
Ground Floor



Total Floor Area Approx. 80m² (861sq ft)

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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