



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

**59 ST ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE**  
**£185,000 Leasehold**

59 St Aldhelms Court is situated on the second 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.

This well appointed apartment offers spacious accommodation with a side view of Swanage Bay from the living room and bedroom two, and views of the Purbeck Hills from the living room and bedroom one. The development benefits from a resident House Manager and has the considerable advantage of a large communal lounge with balcony overlooking the sea and residents' parking at the rear.

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



The entrance hall welcomes you to this spacious retirement apartment and leads through to the large living room with a side view of Swanage Bay and views of the Purbeck Hills. It also has an electric fire with attractive surround. Glazed double doors lead to the kitchen which is fitted with a range of light units and worktops and an integrated electric oven and hob.

There are two good sized double bedrooms. Bedroom one has views of the Purbeck Hills in the distance and has the benefit of a large fitted wardrobe. Bedroom two has a side view of the Bay and has a built-in wardrobe and desk. The shower room and large storage cupboards complete 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.

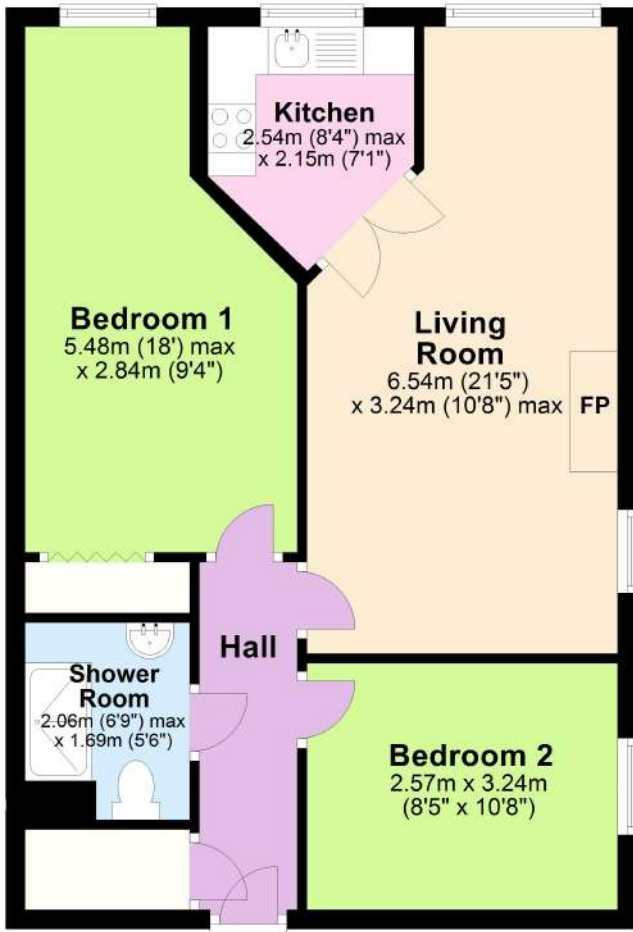
Outside, there is a landscaped communal garden to the front and a large residents parking area at the rear.

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

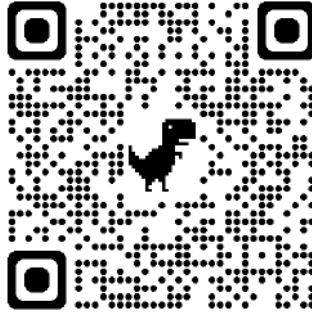
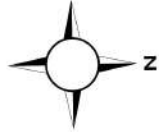
Property Ref DEM1779

Council Tax Band D

## Second Floor



Total Floor Area Approx. 57m<sup>2</sup> (635 sq ft)



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>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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.

