



10 ST ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE
£265,000 Leasehold

10 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. The development benefits from a resident House Manager and has the considerable advantage of a large communal lounge and residents parking at the rear.

This well appointed apartment enjoys good views over Swanage Bay 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 £644.28pa, Shared Maintenance charge of £3,926.24pa, both of which are paid in two half yearly instalments. The use of the laundry facilities, and the water rates are included in the maintenance charge.

Property Ref: DEM2035

Council Tax 2024/25 £2,558.82 pa Band D



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

There are two particularly spacious double bedrooms, both are situated at the front of the building and enjoy views over the communal grounds to the sea. Bedroom 1 has the benefit of fitted wardrobes with dressing table. Bedroom 2 is a similar size and is currently used as a second sitting room/study. The bathroom completes the accommodation.

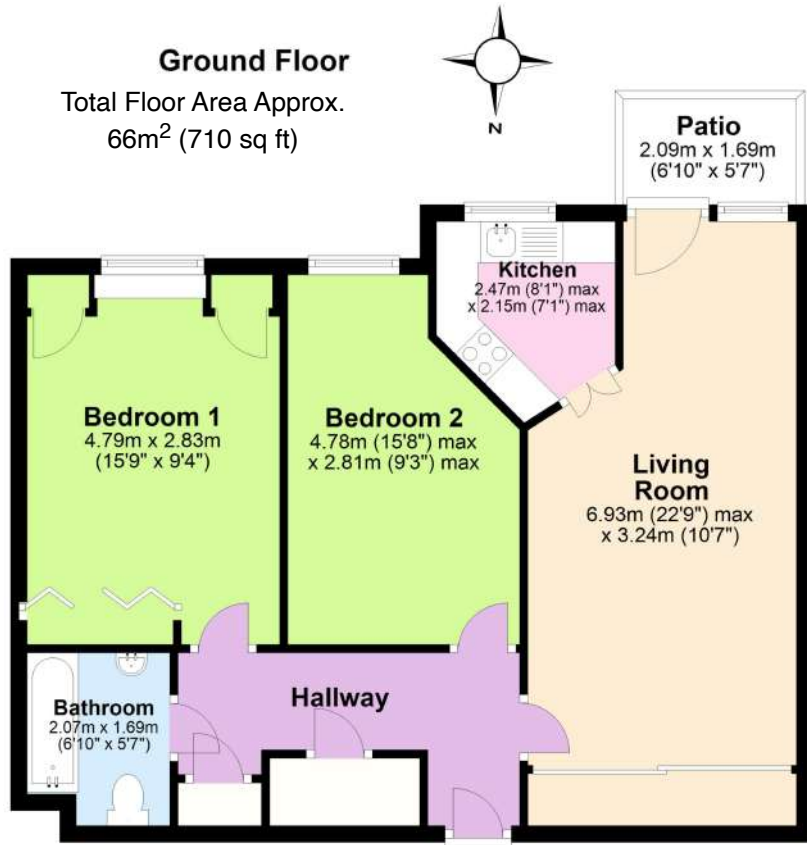
There is a large communal residents lounge with balcony overlooking the sea, a communal laundry room and a guest suite available, with a chargeable fee.

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

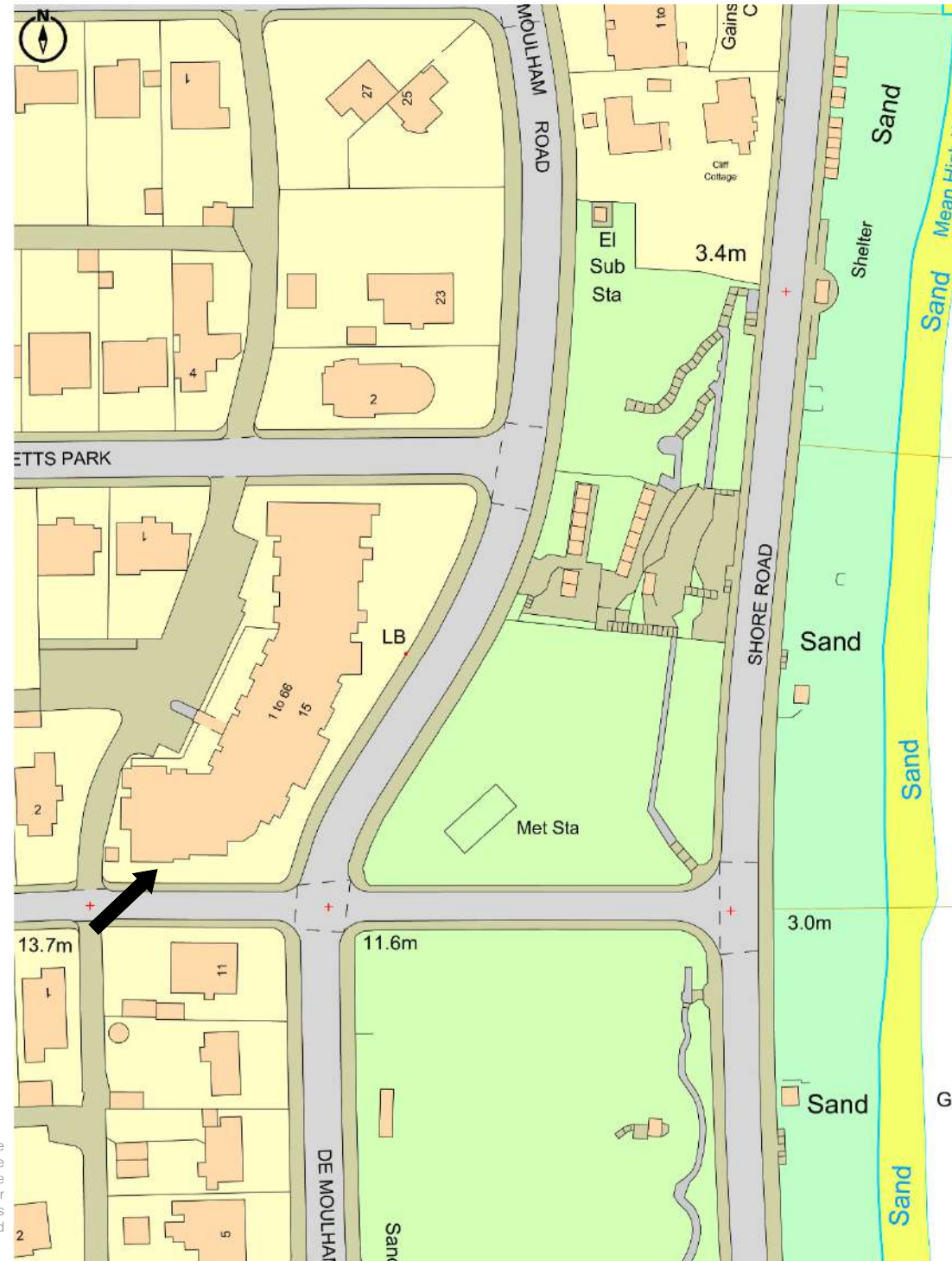
VIEWING

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

Ground Floor
Total Floor Area Approx.
66m² (710 sq ft)



Energy Efficiency 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			



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.

