



**45 ST. ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE**  
**£335,000 Leasehold**

This well appointed apartment is situated on the first floor of a purpose built premier retirement complex, providing independent living with the benefit of a resident House Manager. It has unrivalled views over Swanage Bay to the Isle of Wight and Peveril Point in the distance and is 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 apartment is well presented and has the use of a large communal residents lounge with balcony overlooking the sea, lift, communal laundry room and a guest suite available, at a nominal fee.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref: DEM2061

Council Tax Band E - 2024/25 £3,127.44



The entrance hall welcomes you to this spacious retirement apartment and leads through to the large living room with door opening to the balcony which enjoys views across the bay to Peveril Point in the distance. Glazed double doors lead to the kitchen which is fitted with a range of light units, worktops and integrated electric oven and hob.

There are two good sized double bedrooms, both with views of Swanage Bay to the Isle of Wight and Peveril Point. Bedroom 2 has the benefit from large built-in wardrobe. The shower room is fitted with a modern suite and the cloakroom completes the accommodation.

Outside, there are well tended landscaped communal grounds to the front and residents parking at the rear.

**Tenure** Leasehold, 125 year lease from 1998. The current maintenance charge is £3,924.74 and the ground rent £644.28 pa. Both are paid in two half yearly instalments. The use of the laundry facilities and the water rates are included in the maintenance charge.

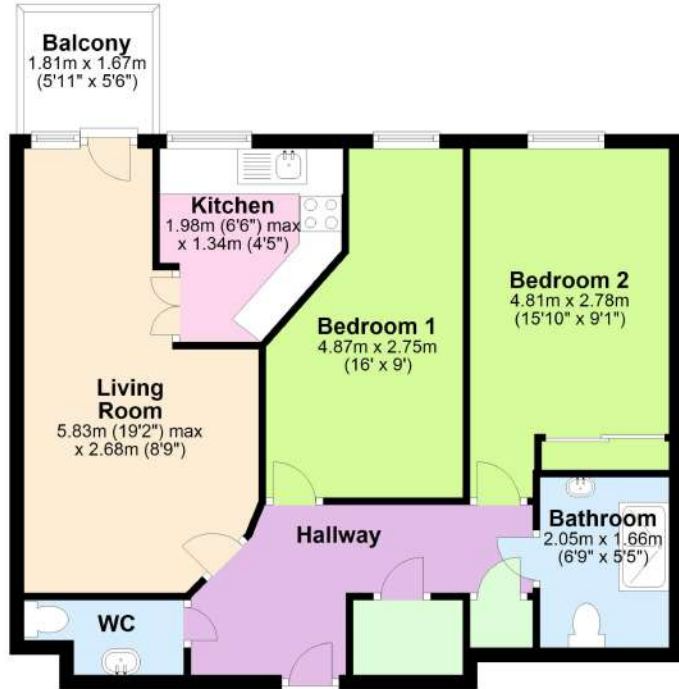
All viewings must be accompanied and these are strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1NS**.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area Approx.  
64m<sup>2</sup> (689 sq ft)

First Floor



Scan to view Video Tour



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.



