



**35 ST ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE**  
**£145,000 Leasehold**

35 St Aldhelms Court is situated on the first 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 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 £552, shared maintenance charge of £2,618. Both are paid in two half yearly instalments. The use of the laundry facilities, and the water rates are included in the maintenance charge.



Large Residents Lounge

The hallway is central to the accommodation and leads through to the large living room. 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 is a good sized double bedroom with a large fitted wardrobe and cupboards. The bathroom and large storage cupboard complete the accommodation.

The large communal residents lounge has a balcony overlooking the sea and residents have the use of a communal laundry room. A guest suite is available, at a small fee.

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

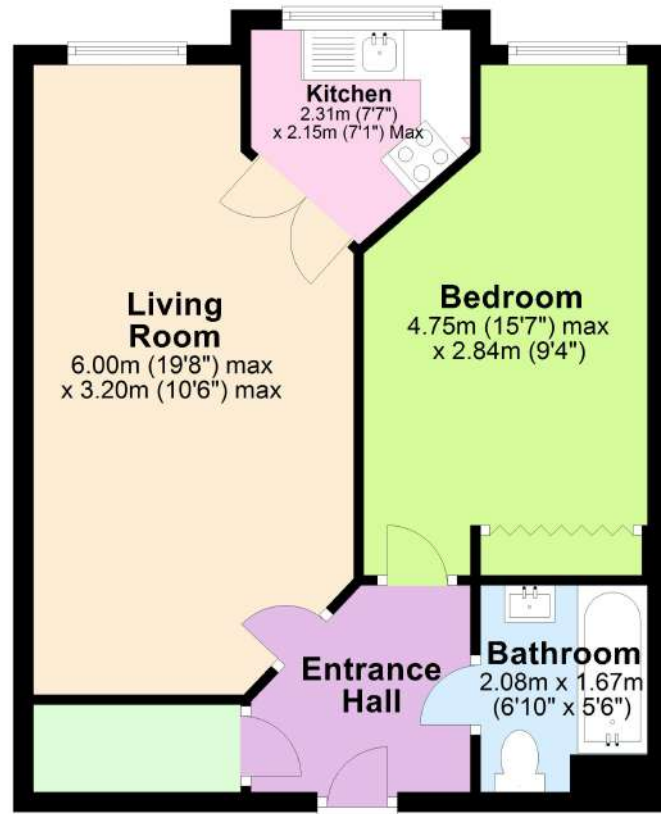
**VIEWING** By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1NS**.

Property Ref DEM2070

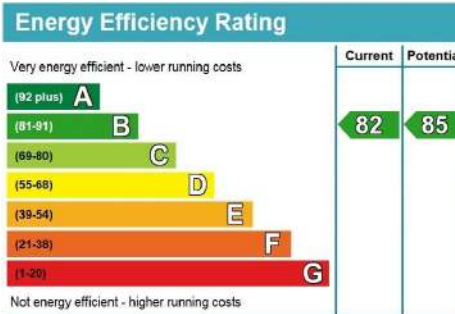
Council Tax Band C - £2,390.61 for 2025/2026



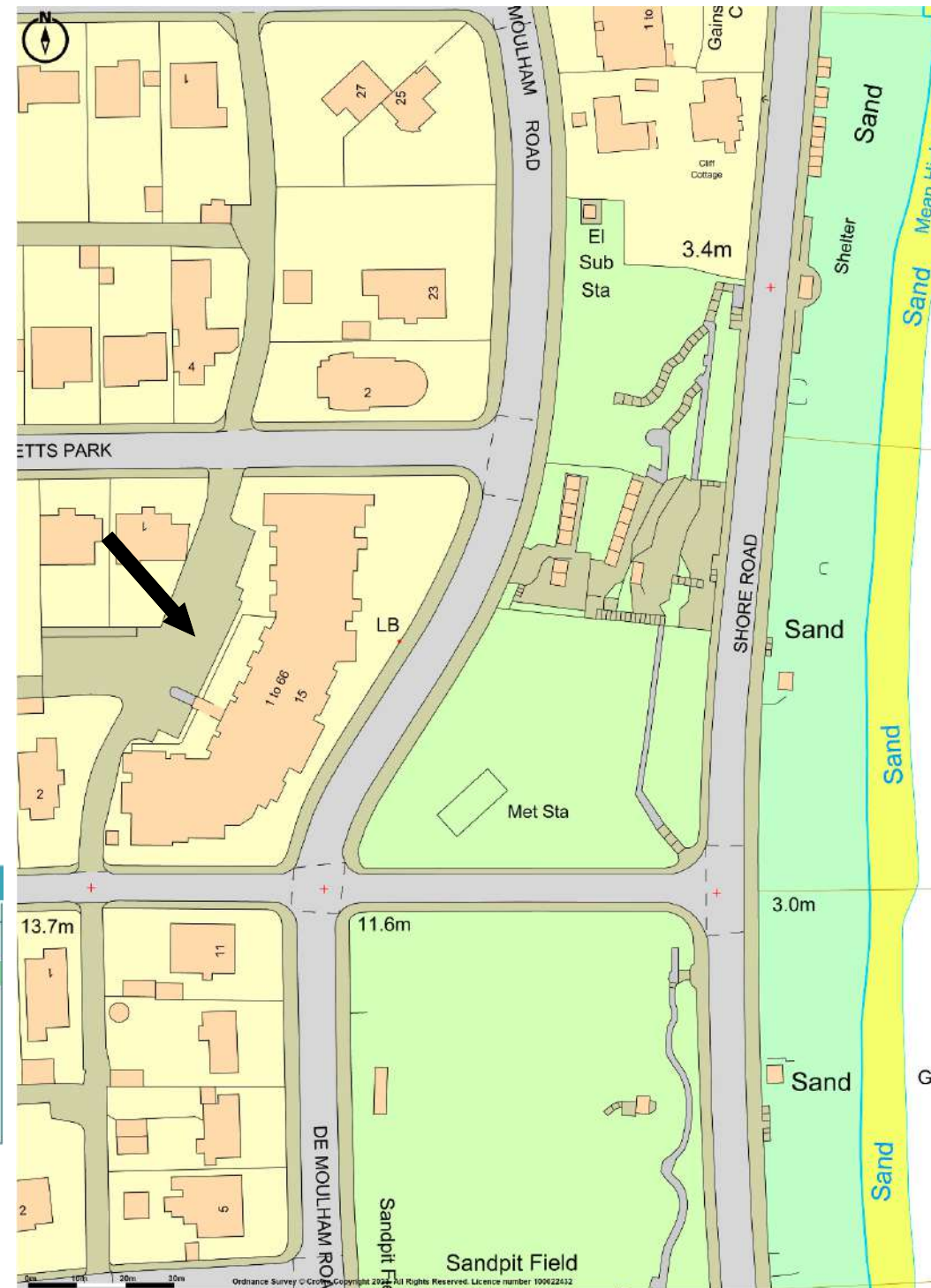
## First Floor



Total Floor Area Approx. 44m<sup>2</sup> (473.61sq ft)



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.







View from Communal Balcony