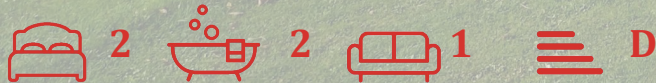




15 De Moulham Road

Swanage, BH19 1NS



Offers In Excess Of
£285,000 Leasehold



15 De Moulham Road

Swanage, BH19 1NS

- Communal Facilities - Lounge & Laundry
- Communal Gardens, Unallocated Residents' Parking
- Modern Fitted Shower Room with WC, Separate WC
- No Forward Chain
- Over 55's Development in Sought-After Location
- Resident Manager
- Spacious Living Accommodation
- Spectacular Sea Views
- Two Double Bedrooms
- Well Presented





****3D VIRTUAL WALK-THROUGH TOUR AVAILABLE**** This modern, TWO BEDROOM RETIREMENT APARTMENT offering PANORAMIC SEA VIEWS across Swanage Bay and the Isle Of Wight is offered for sale with NO ONWARD CHAIN

The top floor apartment with lift or stair access is situated within St Aldhelms Court, a sought-after retirement development with a friendly community.



The accommodation comprises a well-proportioned lounge/diner, and its easterly aspect window fills the room with plenty of natural morning light.



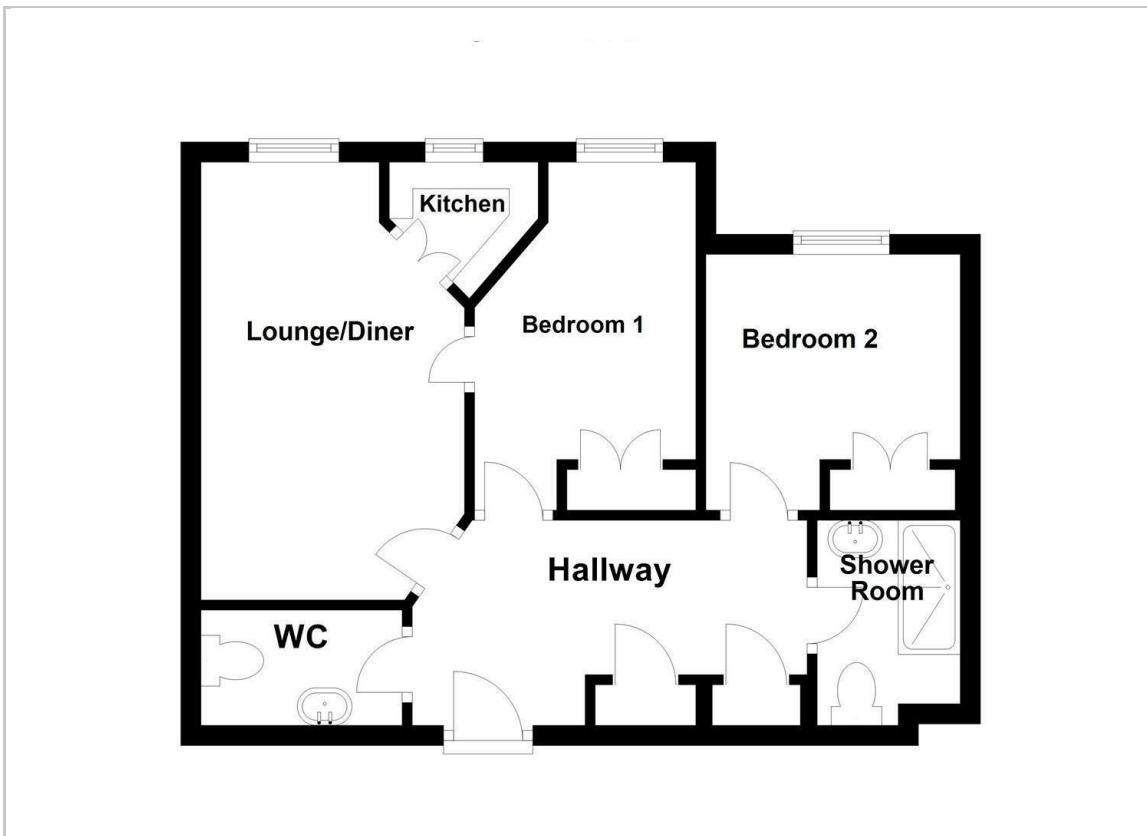
French doors from the lounge/diner open into the kitchen which has a range of wall and base level units and includes an integral eye-level electric oven and four ring electric hob. The kitchen also has ample space for freezer or washing machine and an outlook over the bay. There are two double bedrooms, with the main bedroom benefitting from a built-in wardrobe & dressing area, and the second has a built-in wardrobe & fitted dressing table/desk. Similar to the lounge/diner and kitchen, both bedrooms offer panoramic sea views across Swanage Bay. The recently refurbished shower room includes a double width, walk-in shower, modern low-level W.C. and wash hand basin with vanity cupboard, LED mirror and heated towel rail. In addition, a separate cloakroom with W.C. and wash hand basin. Along the hallway, two large storage cupboards.

St Aldhelms Court offers facilities including a communal lounge which hosts regular events, a guest suite for visitors which can be booked with the full-time house manager, and a laundry room. There is unallocated parking to the rear of the property and pleasant communal gardens.



This retirement complex is located close to the beach & promenade, and is within walking distance to the town centre which has amenities such as doctor's surgery, retail and food outlets and bus station.

Viewing of this lovely flat is **HIGHLY RECOMMENDED**.



Lounge / Diner
10'5" x 18'11" max (3.19 x 5.78 max)

Kitchen
7'8" x 8'7" (2.36 x 2.62)

Bedroom One
9'2" x 18'5" (2.8 x 5.63)

Bedroom Two
9'2" x 13'0" (2.80 x 3.98)

Additional Information

The following details have been provided by the vendor as required by Trading Standards. These details should be checked by your legal representative for accuracy

.Property type: First Floor Retirement Apartment: Ownership is restricted to persons of 55 years or over. Pets only by permission of the Management.

Property construction: Standard construction.

Tenure: The property is held on a 125 year lease from March 1998 (99 years remaining).

Service charge is currently £3926 per annum and ground rent is £644.28 per annum paid in two instalments. The use of the laundry facility and water rates are included in the maintenance charge. The Management charges the vendor an 'event fee' of 2% of the agreed sale price on resale of the flats.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

EPC: D

Council Tax: Band E

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>

Disclaimer

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services and covenant information are provided by the vendor and you should consult with your legal advisor and satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

