



15 De Moulham Road

Swanage, BH19 1NS

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£260,000  
Leasehold



# 15 De Moulham Road

Swanage, BH19 1NS

- Two Bedrooms
- Retirement Apartment
- Communal Living Room & Communal Balcony
- Sought After Location
- Seaside Position
- Town & Beach Nearby
- No Onward Chain
- Requires Some Updating
- Ensuite
- House Manager On Site





**\*3D VIRTUAL TOUR AVAILABLE\***

This sizeable, **TWO DOUBLE BEDROOM**, top floor apartment is situated within the sought-after St Aldhelms court, **RETIREMENT** development.

To enter the property, an initial communal entrance door with intercom leads to a light and bright communal residents lounge with balcony offering spectacular sea views.



Stairs and lift provide access to the second floor. The apartment has an initial private entrance door, opening up into a spacious hallway. There is ample storage cupboards to be able to place

shoes and coats amongst other items.

The living room is well proportioned and offers plentiful space for a dining table and chairs. There is also a feature electric fireplace. The westerly facing aspect, allows for plenty of natural light and offers a pleasant outlook towards the town and Hills beyond. An opening then leads to the kitchen.

The kitchen offers a range of wall and base level units and includes an integral electric oven with recently fitted electric Lamona hob with fitted overhead extractor fan. The kitchen offers an integrated fridge and freezer and there is a communal laundry room for the residents of the block.

The property benefits from two large double bedrooms, with the main bedroom housing an ensuite shower room to comprise a fitted shower cubicle, low-level WC and pedestal wash handbasin. The main bedroom also benefits from two fitted wardrobes. Bedroom two is also a good sized double and has ample space for bedroom furniture.

The bathroom is sizable and includes a paneled bath with shower attachment, low-level WC and pedestal wash handbasin.

Overall, the property is a very generous size however does require some cosmetic updating. It is offered for sale with **NO ONWARD CHAIN**.

St Aldhelms Court is retirement development situated in De Moulham Road, a prestigious road in the desirable Dorset seaside town of Swanage. The bay is a literal 'stone's throw' from the development and it is a pleasantly short stroll to town.





**Living Room**  
19'8" max x 10'5" (6.00m max x 3.19m)

**Kitchen**  
8'5" x 7'6" (2.57m x 2.31m)

**Bedroom One**  
17'3" max x 23'2" max (5.27m max x 7.07m max)

**Ensuite**

**Bedroom Two**  
17'1" x 9'3" (5.23m x 2.84m)

**Bathroom**

**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.

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.

Property type: Retirement Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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, & covenant information are provided by the vendor, and you should consult with your legal advisor/ 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC	71	80
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		