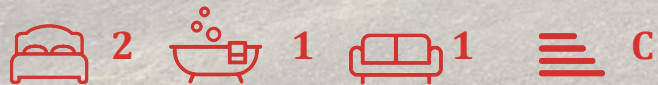




De Moulham Road

Swanage, BH19 1NS



£239,950 Freehold



De Moulham Road

Swanage, BH19 1NS

- Two Bedrooms
- Popular Retirement Development
- Moments From Swanage Bay
- Communal Living Room & Communal Balcony
- No Onward Chain
- Requires Some Updating
- House Manager On Site
- En-Suite





A sizeable, TWO DOUBLE BEDROOM APARTMENT situated within the sought-after St Aldhelms court, RETIREMENT development. Offered with NO ONWARD CHAIN.

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.

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 with a window allowing for plenty of natural light and offering a pleasant outlook towards the town and Hills beyond. An opening then leads to the kitchen.

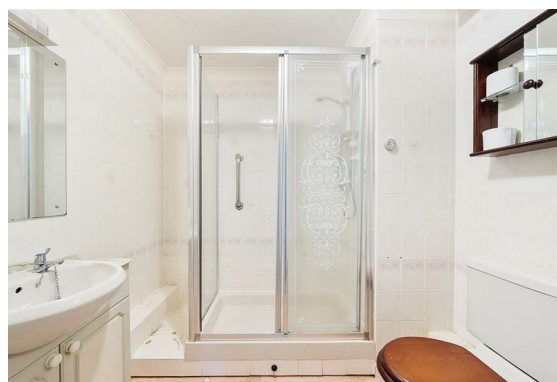
The kitchen offers a range of wall and base level units, space for appliances, a built in oven and inset hob. There is a communal laundry room for the residents of the block.

The property benefits from two large double bedrooms. 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 panelled bath with shower attachment, low-level WC and pedestal wash handbasin.

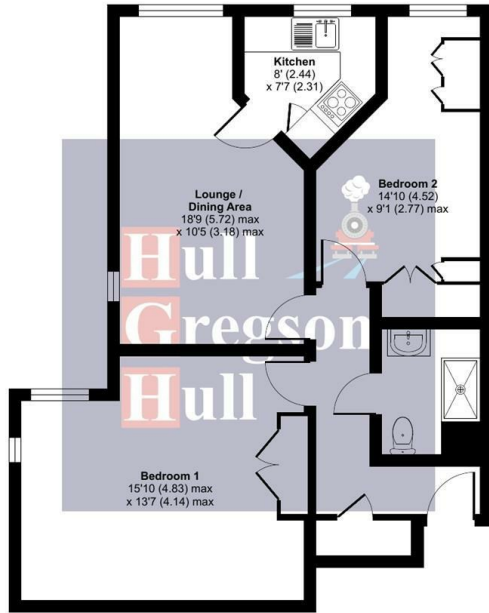
Overall, the property is a very generous size however does require some cosmetic updating. It is offered for sale with NO ONWARD CHAIN.

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.



St. Aldhelms Court, De Moulham Road, Swanage, BH19

Approximate Area = 687 sq ft / 63.8 sq m
For identification only - Not to scale

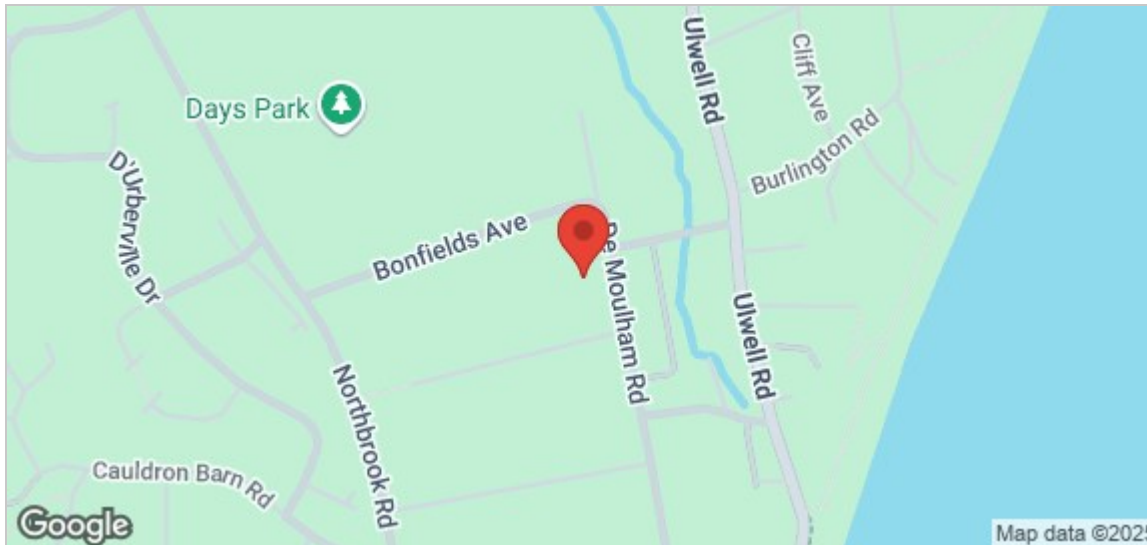


FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldhcom 2024.
Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1207441



Lounge/Diner
18'9 x 10'5 (5.72m x 3.18m)

Kitchen
8'0 x 7'7 irregular shape (2.44m x 2.31m irregular shape)

Bedroom One
15'10 x 13'7 (4.83m x 4.14m)

Bedroom Two
14'10 x 9'1 (4.52m x 2.77m)

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.

We are advised that the lease has approximately 100 years remaining (125 year lease originally set up in 2000). The ground rent is approximately £350 per annum and service charge is approximately £3926 per annum. 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: Second Floor 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/

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	79	82
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		