

29 ST ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE

£250,000 Leasehold

This spacious apartment is situated on the ground floor (from the rear) 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. The apartment has been well maintained and has the benefit of two particularly spacious bedrooms and a personal balcony.

'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 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.

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

Property Ref: DEM2362 Council Tax Band D - £2,818.07 for 2026/27





The entrance hall welcomes you to this spacious retirement apartment. The living room is generously sized and has the advantage of an attractive fireplace with fitted electric fire and has access to your own personal balcony. Glazed double doors lead to the modern kitchen which is fitted with a range of light units, wooden oak worktops, integrated electric oven and hob, and freestanding fridge and freezer.

There are two spacious double bedrooms. Bedroom 1 is exceptionally spacious and has the advantage of fitted wardrobe with folding doors. Bedroom 2 is a good-sized double with a dressing area and has the advantage of fitted wardrobe. The wet-room is fitted with large level access shower area, wash basin and WC.

There is a large communal resident's lounge with balcony overlooking the sea, a communal laundry room and a guest suite available, with a chargeable fee.

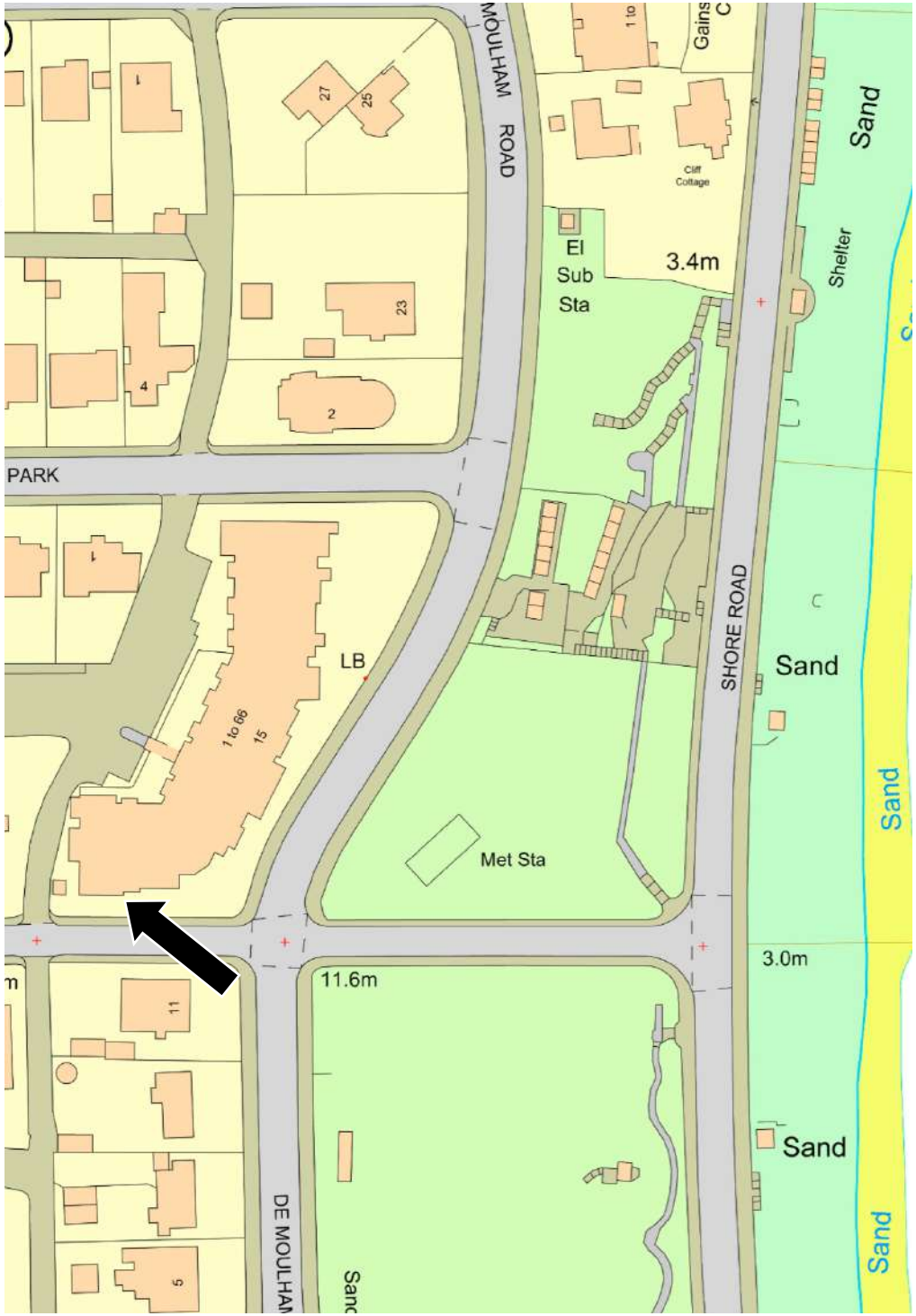
Outside, there is a landscaped communal garden to the front and a large residents parking area at the rear.

TENURE Leasehold. 99 year lease from 1 March 1998. Ground Rent £644, shared maintenance charge of £3,053, both of which are paid in two half yearly instalments. The use of the laundry facilities, and the water rates are included in the maintenance charge.









Total Floor Area Approx.
75m^2 (807 sq 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.





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