

St Aldhelms Court

Swanage BH19 2NS

1 1 1 C

Asking Price
£145,000 Leasehold

Hull Gregson Hull

St Aldhelms Court

Swanage BH19 2NS

- One Bedroom Second Floor Apartment for the Over 55s
- Seaside Location
- Easy Access to All Local Transport Links
- No Forward Chain
- House Manager Services
- Secure Access
- Communal Social Area with Kitchen
- Comfortable & Spacious Living Accommodation
- Parking Space
- Close to Local Amenities















St Aldhelm’s Court is conveniently located a short, almost level distance from the town centre and all amenities including bus station, Doctors' Surgery, theatre, shops and cafes. It has been specifically designed for the over 55s and offers comfortable, secure and independent living within a friendly community setting with House Manager to hand.



This one bedroom apartment, accessed by stairs or lift is situated on the second floor of the complex and has pleasant westerly views from Living Room, Bedroom and Kitchen.

Enter from a communal hallway into a vestibule and double doors open into a



comfortably sized Living Room with ample space for lounge and occasional furniture, tv and a small dining table and chairs set beneath the window.

The adjoining Kitchen is neatly arranged with practicality in mind and includes a range of worktops with tiled splashbacks, inset stainless steel sink and electric hob with filtration hood over. The electric oven is conveniently set at hip height and space is provided for a dishwasher and fridge/freezer. There are wall cupboards providing additional storage,

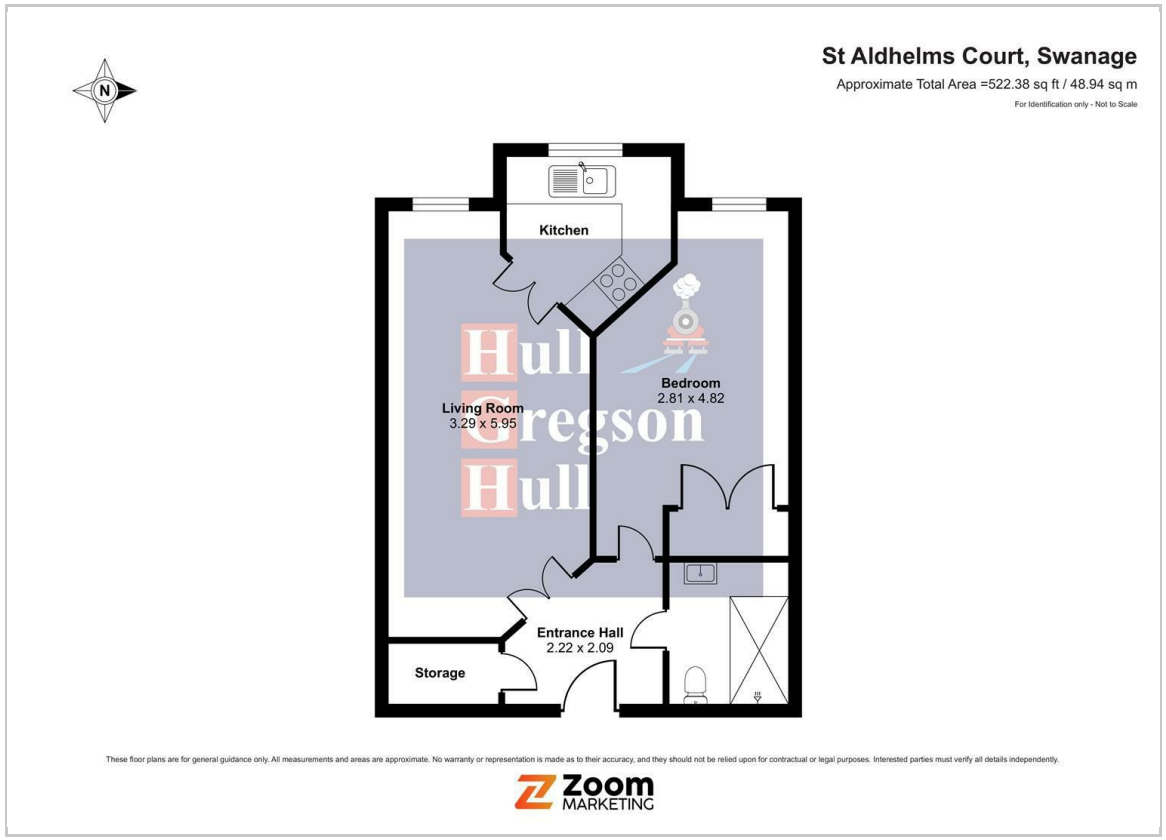
The property benefits from a good sized Bedroom which will easily accommodate a double bed and freestanding furniture if required. A large mirrored wardrobe with sliding doors provides ample storage.

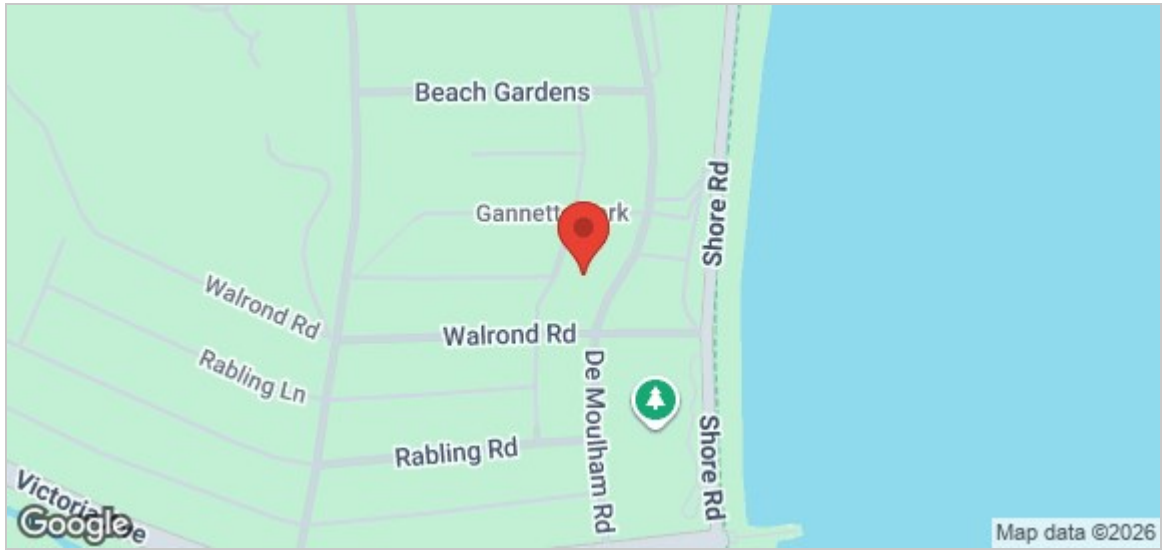
Alongside the bedroom an easily accessible Shower Room is fully tiled and comprises step in shower with glazed shower door, washbasin and WC.



Return to the hallway and a large storage/airing cupboard allows good space for laundry and household items.

Apartment owners have use of the Communal Lounge located on the ground floor of the complex, a pleasant place to sit and admire the view over Swanage Bay from the balcony. Residents also meet weekly for meetings and events, or just to enjoy a cup of coffee together. On the lower ground floor is a Guest Room which can be used for a small fee by arrangement with the House Manager.





Entrance Hall
7'3" x 6'10" (2.22 x 2.09)

Living Room
10'9" x 19'6" (3.29 x 5.95)

Kitchen

Bedroom
9'2" x 15'9" (2.81 x 4.82)

Shower Room

Storage

Unallocated Parking

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: Second Floor Apartment
Property Construction: Standard
Tenure: Over 55s only. We are advised that the service charge is approximately £2,650 per annum paid in two, six monthly instalments. Ground rent is approximately £560 per annum also payable in two, six monthly instalments. Lease of 125 years from March 1998. Long Term Lets are permitted and existing pets by permission of the Management. 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
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

