



17 ST ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE
£175,000 Leasehold

This well presented apartment is situated on the ground floor of a modern built premier retirement complex, located in an outstanding position about 150 metres from the seafront and some 400 metres from the town centre. Updated by the current owner throughout, the accommodation is particularly light and has the considerable advantage of a large communal lounge with balcony and sea views and a resident House Manager with a Careline emergency call services. There is also a guest suite available for visitors at a nominal fee. Mains water, drainage and electricity are connected, but no gas.

'St. Aldhelms Court' was constructed in the late 1990s of brick, the upper elevations being cement rendered with a synthetic tiled roof.

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. The market town of Wareham which has a main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant and the conurbation of Poole and Bournemouth is in easy reach via the Sandbanks ferry.

Viewings are by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for this property is **BH19 1NS**.



The entrance hall welcomes you to this well appointed retirement apartment which has been decorated with a neutral decor throughout to accentuate the light and spatial feeling. The good sized living room faces West and has views across the town. Glazed double doors lead to the kitchen, with similar views to the living room, and is fitted with a range of units, contrasting worktops, integrated electric oven and hob.

The Bedroom is of irregular shape and has fitted mirrored wardrobes with a similar aspect to the living room. The shower room is fitted with a walk-in shower, vanity wash hand basin with cupboards under and WC.

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

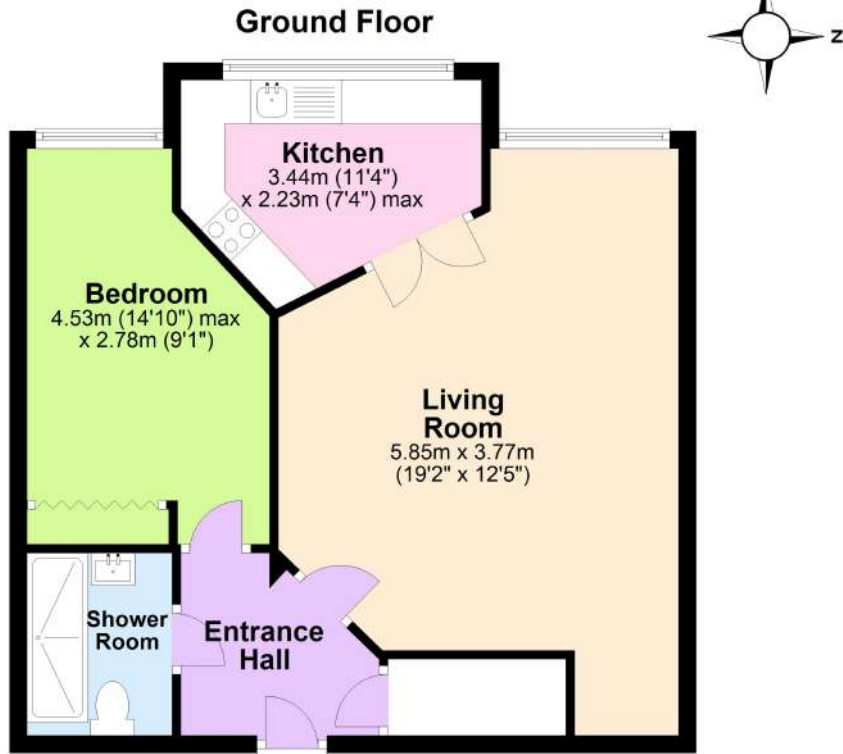
TENURE

Leasehold. 125 year lease from 1 March 1988. Current Shared Maintenance £1,305.70 plus Ground Rent £276.12 - both amounts paid twice a year. The use of the laundry facilities and the water rates are included in the maintenance charge.

Property Reference DEM2292

Council Tax Band C - £2,504.96 for 2026/27

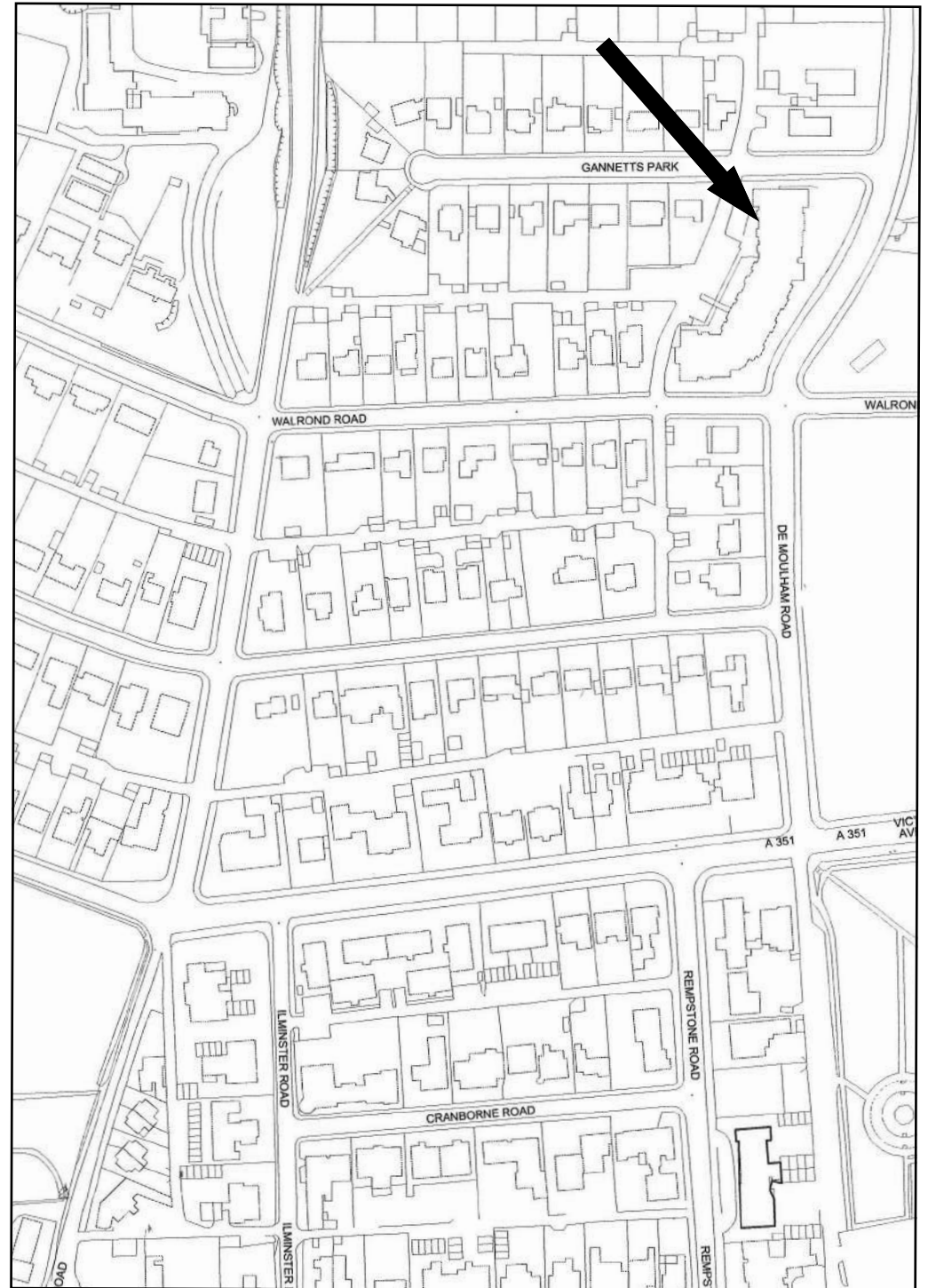




Total Floor Area - 44m² (474 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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.





LOCATION - 150 METRES FROM SWANAGE



COMMUNAL BALCONY WITH SEA VIEWS

