

51 ST. ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE

£175,000 Leasehold

This well appointed apartment is situated on the first floor of a purpose built premier retirement complex, located in an outstanding position about 150 metres from the seafront and some 400 metres from the town centre. '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 House Manager and has the considerable advantage of a large communal lounge, lift access and residents parking at the rear.

Whilst in need of some updating, no: 51 St Aldhelms Court offers good sized living accommodation and two double bedrooms. There is use of a large communal residents lounge with balcony overlooking the sea, a communal laundry room and a guest suite available, at a fee.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, which is part of the World Heritage Coastline.



View from Communal Balcony



The L-shaped entrance hall welcomes you to this spacious rear facing retirement apartment. Leading off, the large dual aspect living room has glazed double doors opening to the kitchen which is fitted with a range of light units, worktops and integrated electric oven and hob.

There are two good sized double bedrooms; bedroom one is a particularly spacious dual aspect room with the benefit of a fitted wardrobe with folding doors. Bedroom two has an extensive range of built-in bedroom furniture. The shower room completes the accommodation.

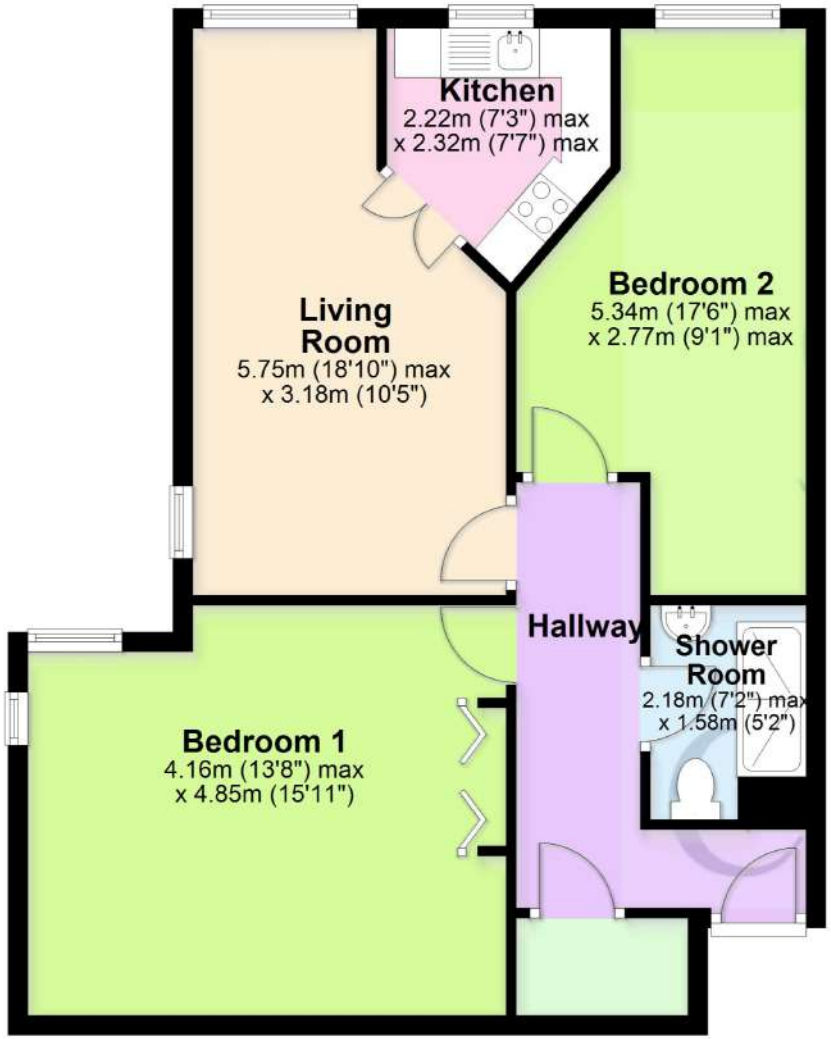
Outside, there are well tended landscaped communal grounds to the front and residents parking at the rear.

Tenure Leasehold, 125 year lease from 1998. The current maintenance charge is £3,785pa and the ground rent £644pa. Both are paid in two half yearly instalments. The use of the laundry facilities and the water rates are included in the maintenance charge.

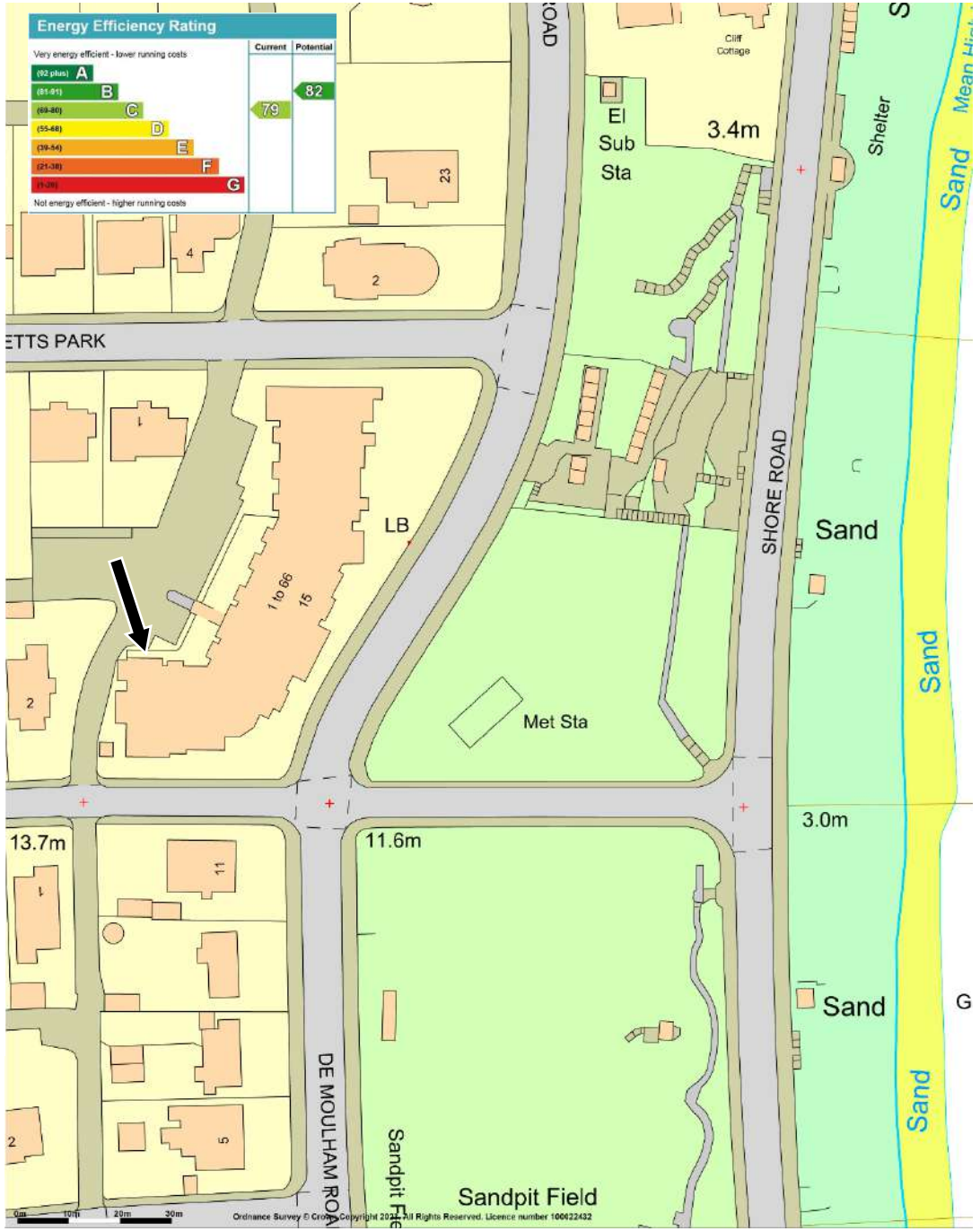
All viewings must be accompanied and these are strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1NS**.

Property Ref DEM2220 Council Tax Band D - £2,818.07 for 2026/2027

First Floor



Total Floor Area
Approx. 64m² (689 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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Rear of building and Resident's parking

