



North Swanage



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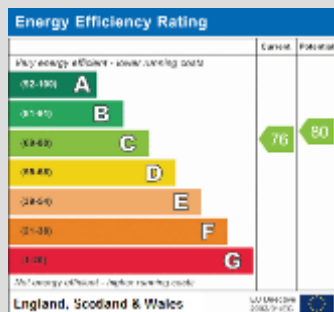
St Aldhelms Court
De Moulham Road, Swanage,
Dorset
BH19 1NS

2 BEDROOM GROUND FLOOR FLAT IN POPULAR
 RETIREMENT COMPLEX

- 2 Double bedrooms • Sitting room
- Kitchen • Modern shower room
- Residents parking • Residents' lounge
- Fitted wardrobes • No forward chain
- Electric storage heaters

(ref: 841701)

£269,950 Leasehold



Location

This property is situated in a sought after location in the heart of Swanage town, within close proximity to the award winning beach, countryside walks, amenities including shops, restaurants, bus routes and the popular steam railway.

Property

St Aldhelms Court is a popular purpose built retirement complex boasting residents' lounge with sea views, house manager, 24 hour careline and many other facilities.

Entrance hall leads through to the principal accommodation. The sitting room is situated at the rear of the block with modern electric fire as its main focal point and door leading out to the parking area and communal garden. Double doors lead through to the kitchen, with a range of eye and low level cupboards, integral electric oven and space for a fridge/freezer.

The master bedroom benefits from fitted wardrobes and could easily accommodate a double or alternatively twin beds. Bedroom 2 could easily accommodate a double bed and other pieces of freestanding furniture.

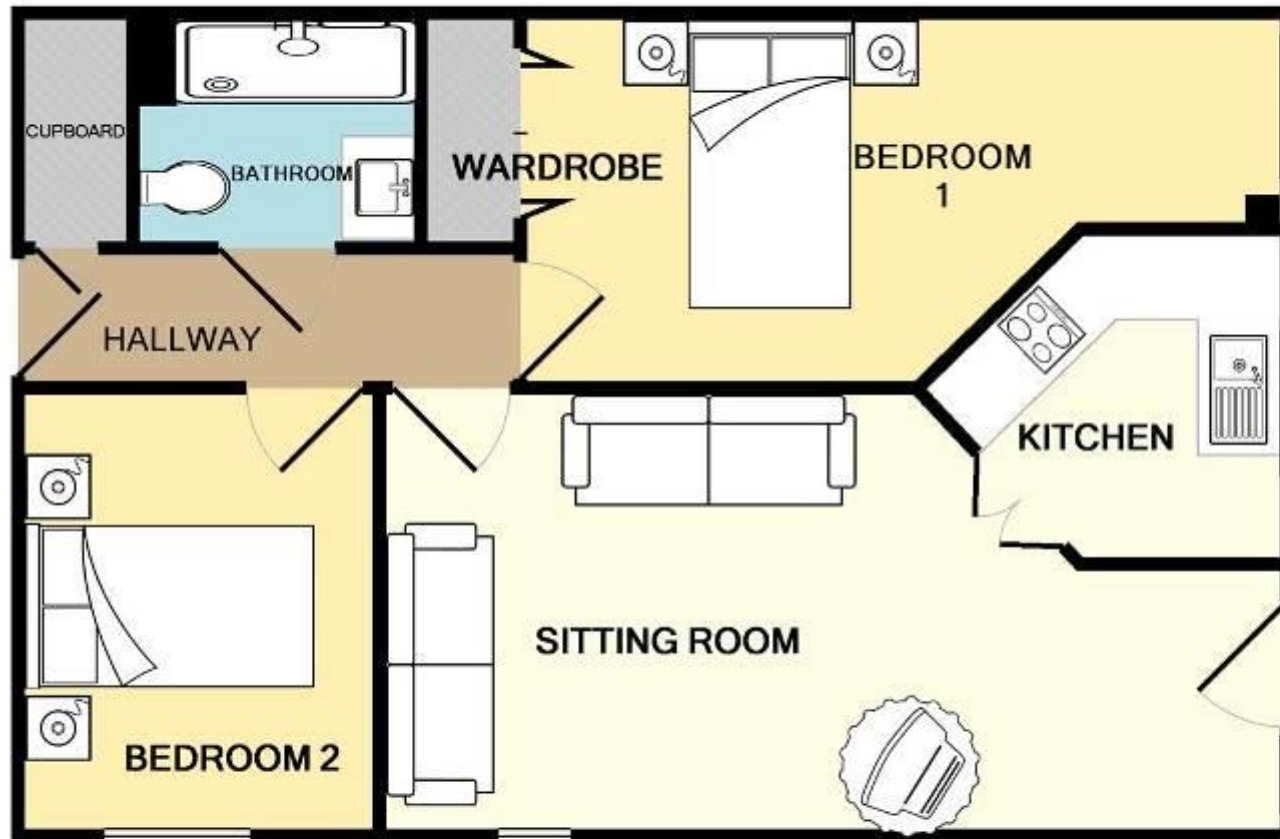
The shower room has been tastefully modernised with fully tiled walls and a 3 piece white suite, comprising low flush WC, hand wash basin and double pan shower.

Outside

St Aldhelms Court has a very well maintained communal garden laid mainly to lawn with flower border. The residents' parking is located to the rear of the block.

Overall this property is situated in a great central location within an easy walk to the town centre. Viewing is highly recommended.





Sitting Room	6.53m (21'4) max x 3.22m (10'5) max
Kitchen	2.33m (7'6) max x 1.48m (4'8)
Bedroom 1	5.54m (18'1) max x 2.77m (9'08) max
Bedroom 2	3.23m (10'5) x 2.61m (8'5)
Shower Room	2.06m (6'7) x 1.67m (5'4)

This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Details prepared by Hannah Palmer

SWANAGE

12 Station Road, Swanage
 Dorset, BH19 1AE

t: 01929 425055
 e: swanage@goadsby.com



goadsby.com

