



OLIVER MILES

Chartered Surveyors - Estate Agents

De Moulham Road £195,000

St Aldhelms Court: On GROUND FLOOR with Private, South Facing Patio and SEA VIEWS. Close to Beach & Park and Within Walking Distance of Town Centre



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De Moulham Road, Swanage, BH19 1NS

- 1 Bed G/F Retirement Flat
- Excellent Communal Facilities
- Electric Heating

- Sea Views & Private Patio
- In House Manger
- Fitted Carpets and Curtains

LOCATION & DESCRIPTION

St Aldhelms Court is situated in a very convenient and much favoured location approximately 100 metres from Swanage seafront and the main safe, sandy beach and 500m from the town centre, bus station and doctors' surgery. Swanage is an interesting mixture of period stone cottages and more modern properties. It also boasts an historic steam railway. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

This McCarthy & Stone development was built in the 1990s and this apartment is situated in a corner position and has views to Swanage Bay, the Victorian Pier and Peveril Point. It has the benefit of electric heating and uPVC double glazed windows and equipped with emergency 'Careline' connection.

Residents' communal facilities include a lounge on the ground floor with balcony, laundry and recycling stores and a guest suite which may be booked via the house manager. There is unallocated residents' parking.

ACCOMMODATION

Rooms are of irregular shape and measurements are only average or maximum. Please see floor plan.

ENTRANCE HALL

Alarm panel. Walk-in airing cupboard with insulated hot water cylinder and dual immersion heaters.

LOUNGE (S & W)

6.3m x 3.2m max (20' 8" x 10' 6" max)

Fire surround with electric fire, night storage heater. Door to private patio and communal gardens.

KITCHEN (S)

Irregular shape. Range of fitted worktops, cupboards and drawers and stainless steel sink unit. Ceramic hob with filtration hood over, electric oven.

BEDROOM (S)

Irregular shape. Fitted wardrobe with mirrored doors and range of drawers. Night storage heater.

SHOWER ROOM

Fully tiled walls. Shower cubicle with mains shower, wash basin with cupboard under, WC. Electrically heated towel rail.

OUTSIDE

Private south facing PATIO with adjoining COMMUNAL GARDENS and

enjoying fine views to Swanage Bay and beyond. Unallocated residents' parking to the rear of the building.

SERVICES

Mains water, drainage and electricity.

TENURE

The property is held on a 125 year lease from March 1998 with a ground rent of £300 per annum and a service charge of £2117 per annum for the year ending 31 August 2021. The use of the laundry facilities and water rates are included in the service charge. OWNERSHIP IS RESTRICTED TO PERSONS OF 55 YEARS OR OVER. Pets only by permission of the management. The management charges the vendor an 'event fee' of 2% of the agreed sale price on resale of the flats.

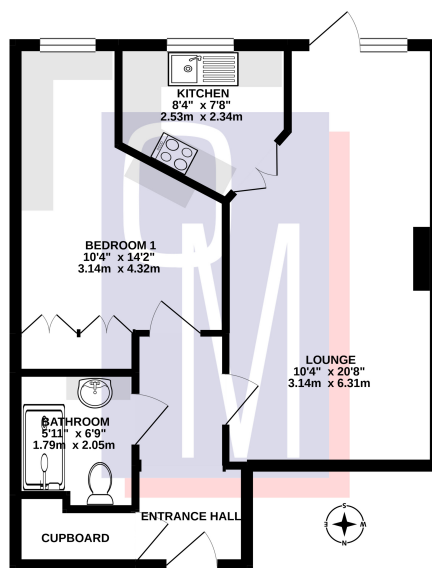
COUNCIL TAX

Band 'C' £1924.91 payable 2020/21

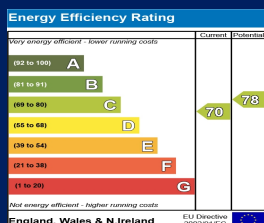
VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 451 sq.ft. (41.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended as any guarantee as to their availability or efficiency, only for their general use.



You are advised to check the availability of this property before travelling any distance to view. The Agent had 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 & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

