

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



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De Moulham Road, Swanage, BH19 1NS

LOWER GROUND FLOOR McCARTHY & STONE FLAT – PATIO & SEA VIEWS – 2 BEDROOMS (1 EN-SUITE SHOWER ROOM) – 1 RECEPTION ROOM

Own ground floor entrance – Re-fitted kitchen – Main shower room/W.C. –
Electric heating – UPVC double glazing – Exclusively for over 55's

Residents' facilities include communal lounge with balconies & sea views, communal gardens, resident's car park, laundry room & guest suite – In-house Manager –
Emergency call system – Lift serves block

- Purpose-built over 55's lower ground floor flat
- 2 bedrooms
- Lounge/diner (with door to own patio and communal garden)
- Kitchen
- Bathroom/W.C. Shower room/W.C.
- Electric heating. Double glazed windows
- Residents unallocated parking spaces
- Communal grounds
- Lift serves the block. Communal laundry room
- In-house Manager, communal lounge with sea facing balconies

Asking Price £339,950

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SITUATION:

Occupying a lower ground floor position within St. Aldhelms Court, a block situated in a prominent location overlooking Swanage Bay in an almost level position approximately ¼ of a mile to the north of the town centre, convenient for the main beach and amenities. This particular property is located on the sea facing side of the block and has sea views.

DESCRIPTION:

A good-sized flat within a block constructed by McCarthy & Stone in 1998, exclusively available to over 55's. Being on the ground floor of the building the flat has the benefit of its own rear door leading on to its own patio and the lawned communal gardens, which provides easier access to the town and beach. To the rear of the block is a residents parking area with unallocated spaces.

ACCOMMODATION

COMMUNAL ENTRANCE:

A good-sized flat within a block constructed by McCarthy & Stone in 1998, exclusively available to over 55's. Being on the ground floor of the building the flat has the benefit of its own rear door leading on to its own patio and the lawned communal gardens, which provides easier access to the town and beach. To the rear of the block is a residents parking area with unallocated spaces.

ENTRANCE HALL:

Wooden front door, entry-phone, fitted shelving, night storage heater, large cupboard housing hot water cylinder and shelving, further store cupboard with electric meter and fuse box.

SHOWER ROOM/W.C.:

Wash basin, low level w.c., electric towel radiator, Creda wall heater, extractor, fully tiled shower cubicle with mains shower unit, remainder walls mainly tiled.

LOUNGE/DINER (SE):

18'8" (5.99m) x 10'8" (3.26m). max. Sea views, electric wall heater, TV point, dining space, double glazed doors to patio and communal grounds. Double doors to:

KITCHEN (SE):

9'1" (2.76m) x 7'7" (2.32m). Sea views, circular sink unit with mixer tap and work surfaces with drawers, cupboards and appliance space under, electric hob with filter hood over, electric oven, wall cupboards and shelving.

BEDROOM 2 (SE):

18'3" (5.57m) x 9'1" (2.76m) max. Electric wall heater, views over the sea to the Pier, Peveril Point and The Downs.

BEDROOM 1 (SE):

15'8" (4.77m) x 9'3" (2.82m) plus range of fitted mirrored wardrobes. Night storage heater, views over the sea to the Pier, Peveril Point and The Downs, telephone point.

BATHROOM/W.C.:

Fully tiled walls, vanity wash basin with mixer tap, striplight/shaver point, panelled bath with mixer tap and mains shower over, low level w.c., electric towel radiator, extractor, Creda wall heater.

OUTSIDE:

OWN PATIO which is paved and gives access to the communal front gardens and De Moulham Road. Further communal grounds with gravelled gardens to the rear and resident's car park (unallocated spaces).

TENURE & MAINTENANCE:

Leasehold for 125 years from 1st March 1998, current ground rent of £644.28 per annum (paid in 2 instalments). We understand the current service charge is £1958.55 (for six months). The service charge covers building insurance contribution, gardening, cleaning & lighting of the communal areas, use of the residents' lounge and laundry room, and water rates.



ADDITIONAL INFORMATION

Property type: Purpose-built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Electric. Broadband: Fttc (checker.ofcom.org.uk), Mobile signal/coverage: Please see: checker.ofcom.org.uk

COUNCIL TAX:

Band D. £2818.07 payable 2026/27 (excluding any discounts).

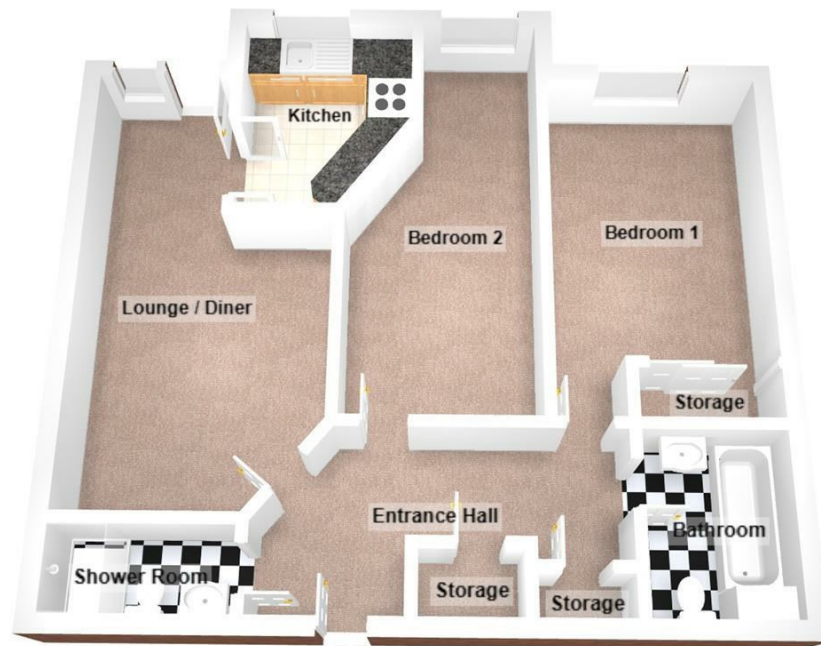
VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	