

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



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## De Moulham Road, Swanage, Dorset BH19 1NS

Purpose-built McCarthy & Stone 2nd floor flat with a westerly aspect. Exclusive occupation for 55's and over. 1 bedroom, 1 reception room, kitchen, shower room/W.C., electric heating, double glazed windows, communal residents facilities, lift serves the block, communal grounds and residents parking.

- McCarthy & Stone 2nd floor flat (lift serves block)
- 1 bedroom
- Shower room/W.C.
- In-House Manager & communal facilities incl. residents lounge, balconies and sea views
- Exclusively for ages 55 and over
- 1 reception room
- Electric heating. Double glazed windows
- Westerly aspect and views to the hills
- Kitchen
- Residents parking. Communal gardens

**Asking Price £150,000**

# De Moulham Road, Swanage, Dorset BH19 1NS

## SITUATION:

Occupying a second (top) 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 flat is located at the rear of the block with a westerly aspect.

## DESCRIPTION:

This top floor flat forms part of a McCarthy & Stone block, purpose-built in 1998 and occupation is exclusively for residents aged 55 or over. A lift serves the block and residents communal facilities include laundry room, guest suite, in-house Manager, and emergency call system. To the rear is a residents parking area with unallocated spaces and there are communal grounds and gardens. The current owners have redecorated and installed electric radiators (replacing night storage heaters) in the last 3 years.

## ACCOMMODATION:

### COMMUNAL ENTRANCE:

Approached via a covered ramp, glazed front door with security entry phone system. Stairs & lift to all floors. SECOND FLOOR

### ENTRANCE HALL:

Wooden front door, walk-in cupboard housing pre-lagged hot water cylinder, fuse box and electric meter.

### SHOWER ROOM/W.C.:

Fully tiled walls, shower cubicle with mains shower unit, low level W.C., vanity wash basin, towel radiator, extractor unit, electric wall heater, strip-light/shaver point.

### BEDROOM (W):

13'8" (4.16m) x 9'1" (2.77m). Electric radiator, telephone point, fitted mirror fronted wardrobes, view over the town to the hills beyond.

### LOUNGE (W):

20'3" (6.18m) x 10'8" (3.27m). Electric radiator, telephone point, TV aerial and satellite points. View over the town to the hills beyond. Double doors to:

### KITCHEN (W):

8'9" (2.67m) x 7'7" (2.31m). Single drainer stainless steel sink unit and work surfaces with drawers, cupboards, and appliance spaces under, electric oven and hob with filter hood over, matching wall cupboards, tiled splash backs, electric wall heater, view over the town to the hills beyond.

### OUTSIDE:

Communal grounds including lawned gardens to the front, gravelled gardens to the rear and resident's car park (unallocated spaces).

### TENURE & MAINTENANCE:

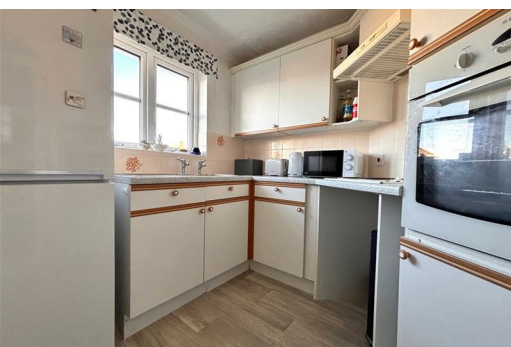
Leasehold for 125 years from 1st March 1998, at a current ground rent, we are advised, of £552.24 per annum. The next increase in ground rent is not due until 2042. We understand the current service charge amounted to £1305.70 for the half year to February 2026. The service charge covers building insurance contribution, external maintenance and repairs to the block, gardening; cleaning, lighting, maintenance and redecoration 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: Mains electric. Broadband: Fttc ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### COUNCIL TAX:

Band C. £2390.61 payable 2025/26 (excluding any discounts or additional home premium).

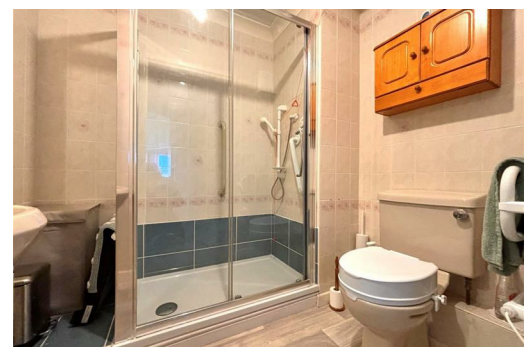


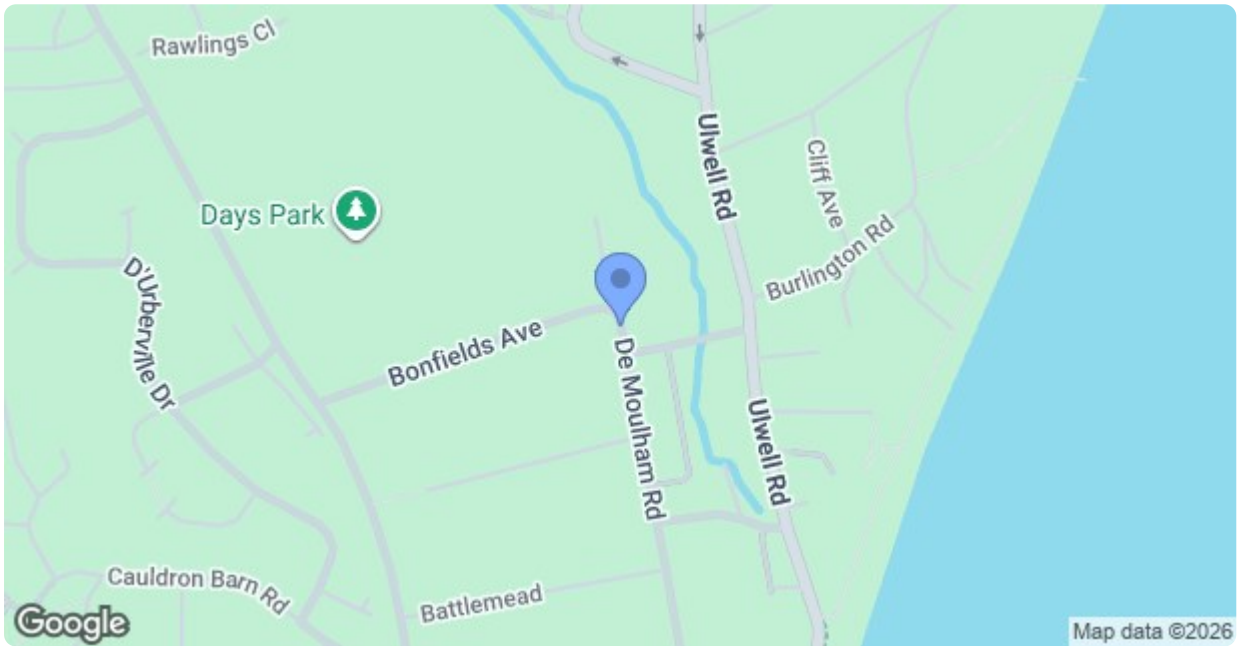
**VIEWING:**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	