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

MILES & SON
Est. 1873
Estate & Letting Agents
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De Moulham Road, Swanage, Dorset BH19 1NS

Purpose-built lower ground floor flat with sea views. McCarthy and Stone block exclusively for the over 55's. Own ground floor access to own patio and communal gardens. 2 bedrooms (1 en-suite shower room/W.C.), 1 reception room, kitchen, shower room/W.C., electric heating, double glazing, residents unallocated parking, communal facilities, lift and in-house Manager.

- McCarthy and Stone lower ground floor flat
- Exclusively for the over 55's
- Communal facilities, lift serving block and in-house Manager
- 2 bedrooms (1 en-suite shower room/W.C.)
- 1 reception room with access to own patio
- Kitchen
- Shower room/W.C.
- Electric heating. Double glazing
- Communal grounds
- Residents unallocated parking spaces

Asking Price £315,000

De Moulham Road, Swanage, Dorset BH19 1NS

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 in the sought-after front of the block and has sea views and a patio.

DESCRIPTION:
A good-sized flat within a block constructed by McCarthy & Stone in 1998, exclusively available to over 55's. This flat has a re-fitted kitchen and two shower rooms. St Aldhelms Court as a block offers communal facilities which include a lift, laundry room, guest suite, in-house Manager, and emergency call system. To the rear is a residents parking area with unallocated spaces.

ACCOMMODATION:

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

ENTRANCE HALL:
Wooden front door, entry-phone, cupboard housing hot water cylinder and shelving, further store cupboard with electric meter, night-storage heater, telephone point.

BEDROOM 1 (E):
20'1 (6.13m) x 9'11" (2.77m) max. Fitted mirrored wardrobes, electric wall heater, view over Swanage Bay towards Peveril Point, TV aerial point. EN-SUITE SHOWER ROOM/W.C.: Vanity wash basin with mirror and shaver point over, tiled shower cubicle with Mira electric shower unit, low level w.c., electric towel radiator, Dimplex wall heater, part tiled walls, extractor.

LOUNGE/DINER (S & E):
25'11" (7.9m) x 13'4" (4.07m). max. Fire surround & electric fire, TV aerial point, telephone point, night storage heater, sea views, double glazed doors to: OWN PATIO paved, access to the communal grounds and De Moulham Road. Double doors to:

KITCHEN (E):
8' (2.45m) x 7'5" (2.31m). Re-fitted, single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space for fridge and freezer under, electric hob with extractor over, electric oven, wall cupboards, tiled splash backs, sea view.

BEDROOM 2 (E):
15'10" (4.8m) x 9' (2.79m). Night storage heater, fitted mirrored wardrobes, further fitted cupboards, storage and dresser unit, TV aerial point, sea view.

SHOWER ROOM/W.C.:
Vanity wash basin with mixer tap, mirror and shaver point over, shower cubicle with mains shower unit, low level w.c., electric towel radiator, extractor, fully tiled walls, Dimplex wall heater.

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

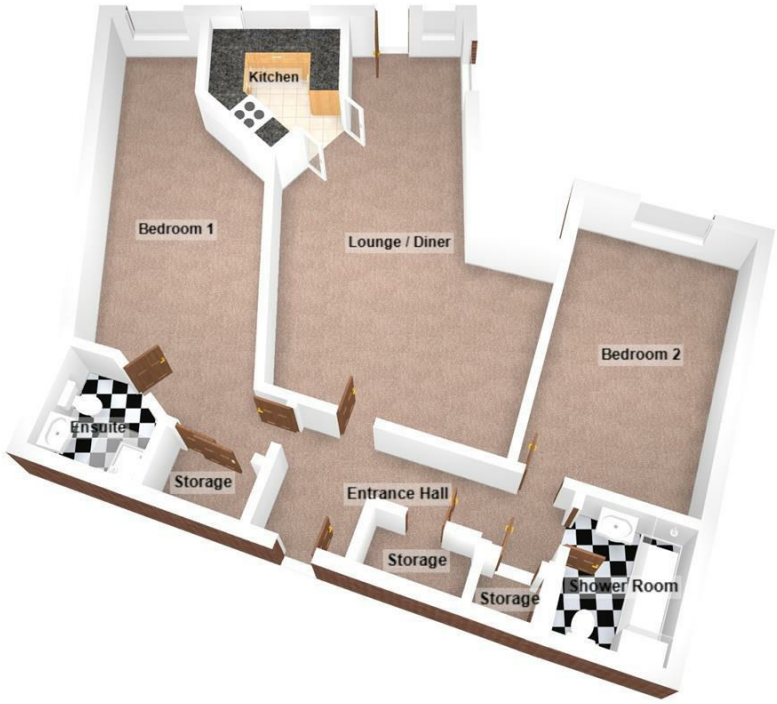
TENURE AND MAINTENANCE:
Leasehold for 125 years from 1st March 1998, current ground rent of £644.28 per annum (paid in 2 instalments). We understand the current service charge is £1958.55 (for six months). The service charge covers building insurance contribution, gardening, cleaning & lighting of the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

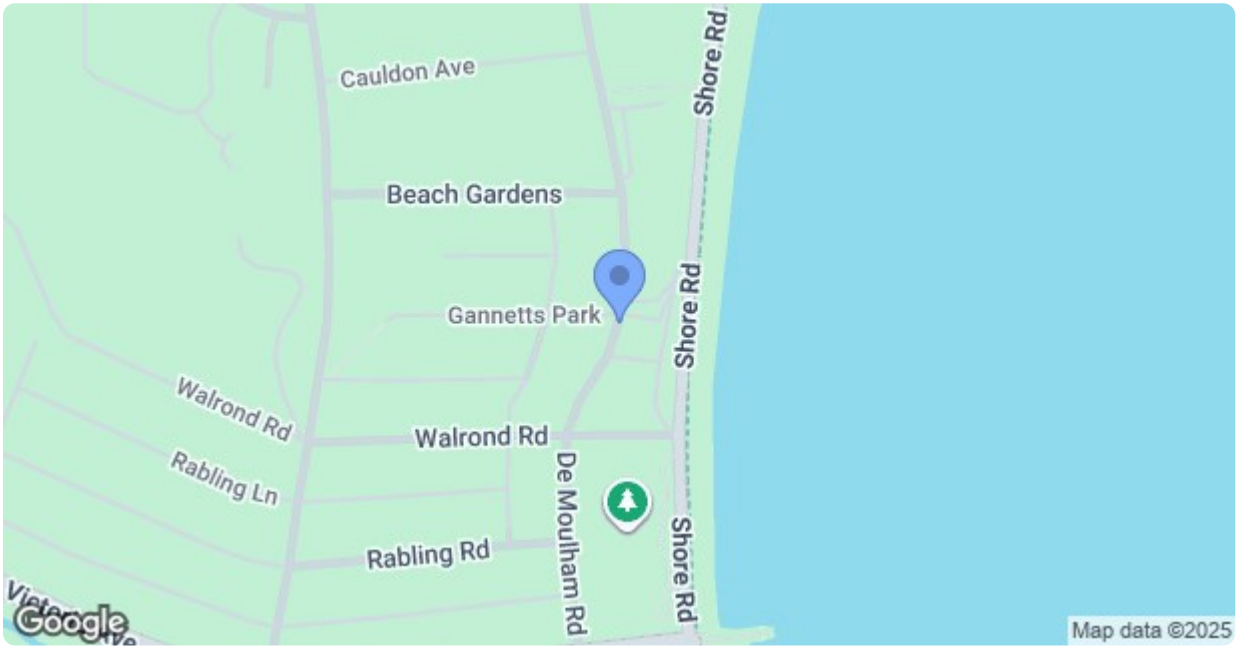
ADDITIONAL INFORMATION
Property type: Purpose-built flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Electric. Broadband: Fttc (checker.ofcom.org.uk), Mobile signal/coverage: Please see: checker.ofcom.org.uk

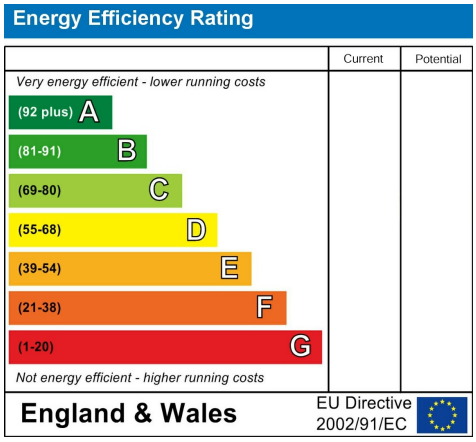
COUNCIL TAX:
Band D. £2689.44 payable 2025/26 (excluding any discounts).

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.


Kitchen
Bedroom 1
Lounge / Diner
Bedroom 2
Ensuite
Storage
Entrance Hall
Storage
Storage
Shower Room


Cauldon Ave
Shore Rd
Beach Gardens
Gannetts Park
Shore Rd
Walrond Rd
Walrond Rd
Rabling Ln
De Moulham Rd
Rabling Rd
Shore Rd
Google
Map data ©2025


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