

15 De Moulham Road

Swanage, BH19 1NS

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Asking Price
£129,950 Leasehold

Hull Gregson Hull

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- One Bedroom Retirement Apartment
- Exclusive Development for the Over 55s
- House Manager & Emergency Careline System
- Residents' Lounge & Communal Facilities
- Lift Access to All Floors
- Attractive Communal Gardens
- Residents' & Visitor Parking
- Guest Suite for Visiting Family & Friends
- Level Walk to the Beach & Town Centre
- Desirable Coastal Location

















** OVER 55's APARTMENT IN SEASIDE LOCATION**

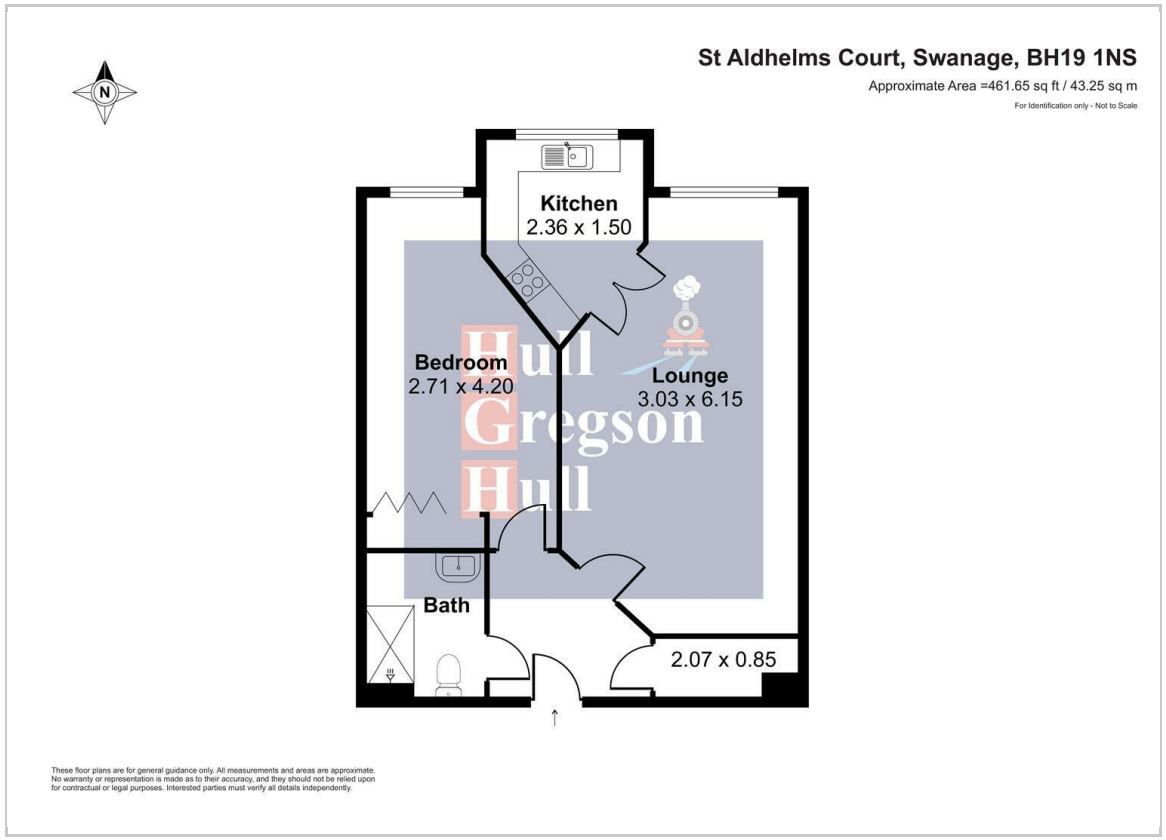
Occupying an enviable position just a short level walk from Swanage's award-winning beach, town centre amenities and picturesque seafront, this well-presented one-bedroom retirement apartment forms part of the highly regarded St Aldhelms Court development, offering comfortable and secure living exclusively for the over 55s. Designed to provide an independent lifestyle with added peace of mind, St Aldhelms Court benefits from an on-site House Manager, emergency Careline system, lift access to all floors and a welcoming community atmosphere. Residents can enjoy a



range of excellent communal facilities including a spacious residents' lounge, beautifully maintained gardens, laundry facilities, residents' parking and a guest suite available for visiting family and friends. The apartment offers well-planned and comfortable accommodation, with bright, well-proportioned living spaces designed for easy day-to-day living. It has a bright, westerly aspect aspect, with the sea views to enjoy from the residents' lounge area which also has a balcony from which to enjoy the seaside scenery. Within the apartment the spacious lounge provides plenty of room for both seating and dining areas, with space for a dining table and a range of freestanding furniture, making it an ideal room for relaxing or entertaining. The kitchen is practical and well laid out, featuring a good range of base and eye-level units, ample worktop space, room for a freestanding fridge freezer and an integrated oven. The bedroom is a generous double room with ample space for a large double bed, freestanding furniture and storage units, while built-in wardrobes provide useful additional storage. Finally, the bathroom is roomy and includes a panelled bath with shower attachment, low-level WC and pedestal wash handbasin.



Whether as a permanent residence, retirement home or lock-up-and-leave coastal retreat, the apartment provides a welcoming and easy to maintain home. The development is particularly popular for its convenient location, with Swanage's town centre, seafront, shops, cafés, restaurants, medical facilities and transport links. Set on the stunning Jurassic Coast, Swanage is a traditional seaside town known for its beautiful beaches, dramatic coastal scenery, and welcoming community atmosphere. With its mix of independent shops, cafés, local events, and easy access to picturesque countryside and coastal walks, it offers a relaxed pace of life while still providing plenty to see and do. Whether enjoying the seafront, exploring the surrounding landscapes, or becoming part of the local community, Swanage provides an attractive and fulfilling setting for retirement living.





Lounge/Diner
9'11" x 20'2" (3.03 x 6.15)

Kitchen
7'8" x 4'11" (2.36 x 1.50)

Bedroom
8'10" x 13'9" (2.71 x 4.20)

Bathroom

Unallocated Parking

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. **PLEASE NOTE SOME IMAGES HAVE BEEN VIRTUALLY STAGED USING AI**

Property type: Retirement Flat
Tenure: Leasehold.125 years from 1 March 1998 - APPROX. 98 years remaining. Ground Rent approx £560 per annum Maintenance Approx £2,000 per annum payable in 2 instalments. The use of the laundry facility and water rates are included in the maintenance charge. The Management charges the vendor an 'event fee' of 2% of the agreed sale price on resale of the flats.
Council Tax Band: B
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

