

St Aldhelms Court

Swanage, BH19 1NS

£155,000 Leasehold

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Hull Gregson Hull

St Aldhelms Court

Swanage, BH19 1NS

- First Floor Retirement Apartment for the Over 55s.
- Seconds from Swanage Beach.
- Lift Access
- Spacious Sitting/Dining Room.
- Well-equipped Fitted Kitchen.
- Generous Double Bedroom with Built-in Wardrobes.
- Accessible Walk-in Shower Room.
- Wheelchair-Friendly with Emergency Call System.
- No Onward Chain
- Level Walk to the Beach, Town Centre & Amenities.

















Just Moments from Swanage Beach | First Floor Retirement Apartment for the Over 55s | Prime Coastal Location

Occupying an enviable position within the highly regarded St Aldhelm's Court, this beautifully presented one-bedroom first floor retirement apartment offers an outstanding opportunity to enjoy independent coastal living just seconds from Swanage's award-winning beach. Boasting allocated parking and thoughtfully designed accommodation throughout, this exceptional home combines comfort, convenience and peace of mind in one of Dorset's most desirable seaside towns.

The development is accessed via a secure communal entrance and has been carefully designed with accessibility in mind, making it particularly well suited to residents with reduced mobility. St Aldhelm's Court also benefits from excellent communal facilities, including a welcoming residents' lounge – perfect for meeting friends and neighbours – together with a communal kitchen where teas, coffees and light refreshments can be enjoyed in a relaxed social setting.



Situated on the first floor via lift access, and enjoying a quiet position at the rear of the development, the apartment itself is both spacious and inviting. The generous sitting room is flooded with natural light and offers ample space for comfortable sofas as well as a dining table, creating a wonderful environment for everyday living or entertaining visiting family and friends.

The adjoining kitchen is well planned and comprehensively fitted with a generous range of base and eye-level units, complemented by an inset sink, electric hob, eye-level oven, and ample work surfaces. There is also space for under-counter appliances, including a fridge and freezer, creating a practical and functional space for day-to-day living. For additional reassurance, the apartment is fitted with an emergency pull cord, providing valuable peace of mind for residents and their families.



The impressive double bedroom is particularly generous in size, comfortably accommodating a large double bed alongside additional freestanding furniture, while built-in wardrobes provide excellent storage without compromising on floor space. The accommodation is completed by a spacious walk-in shower room, featuring a dual-length walk-in shower, WC and wash hand basin, all designed with ease of use and accessibility in mind. A substantial storage cupboard in the hallway further enhances the practicality of the apartment.

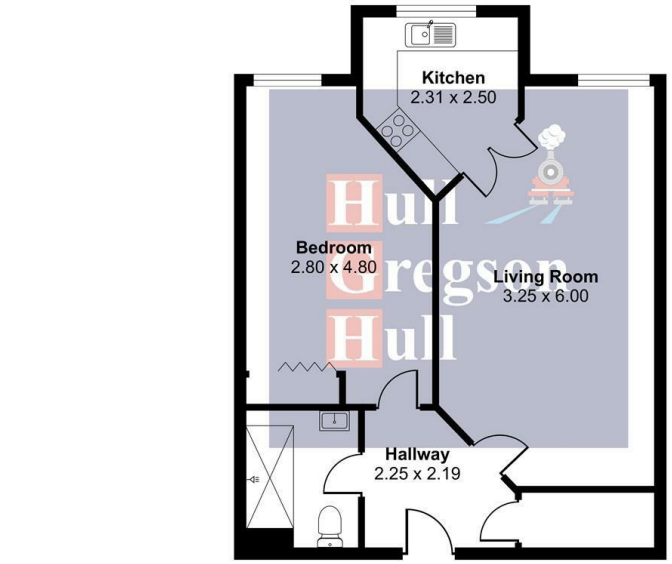
Although positioned to the rear of the building, the apartment enjoys an exceptionally convenient location just a short, level stroll from Swanage's beautiful beach, vibrant town centre, independent shops, cafés and local amenities. Combined with available parking, excellent communal facilities, house manager, and a friendly community atmosphere, this wonderful apartment offers an exceptional retirement lifestyle in one of Dorset's most sought-after coastal locations.

Whether you're looking to downsize without compromise or embrace a relaxed seaside retirement, this superb apartment presents a rare opportunity to enjoy secure, independent living in one of Swanage's most sought-after retirement developments. Early viewing is highly recommended.

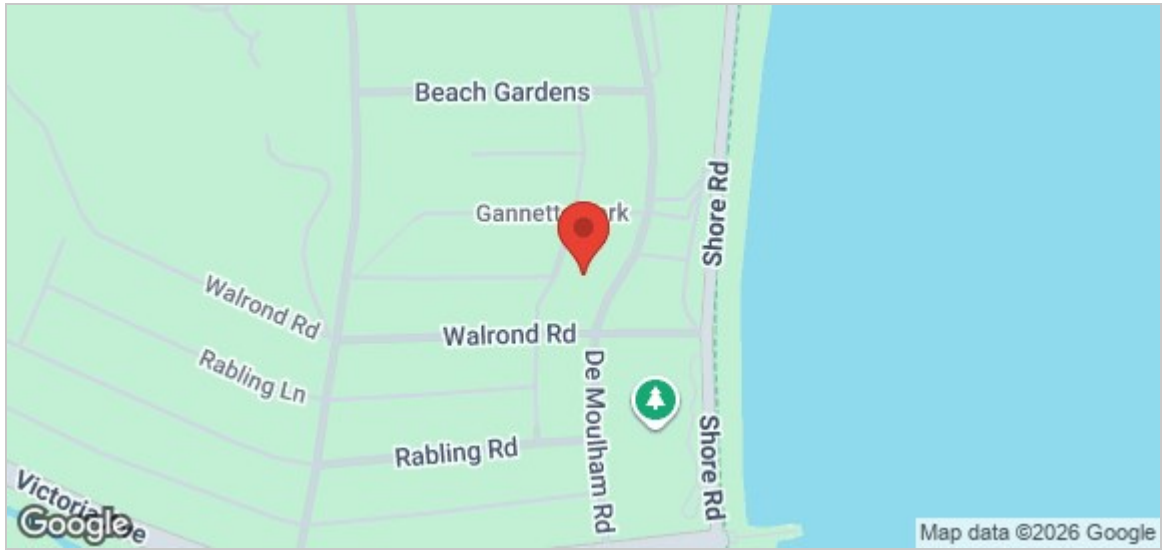
St Aldhelms Court, Swanage, BH19 1NS

Approximate Total Floor Area =483.83 sq ft / 45.30 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Living Room
10'7" x 19'8" (3.25 x 6.00)

Bedroom
9'2" x 15'8" (2.80 x 4.80)

Kitchen
7'6" x 8'2" (2.31 x 2.50)

Hallway
7'4" x 7'2" (2.25 x 2.19)

Bathroom

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. 125 years from 1st March 1998. 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.

Property type: Apartment
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/

Disclaimer.

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.

