

15 De Moulham Road

Swanage, BH19 1NS

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£370,000 Leasehold

Hull Gregson Hull

15 De Moulham Road

Swanage, BH19 1NS

- Two Double Bedrooms
- Communal Living Room & Communal Balcony
- Over 55's Development in Sought-After Location
- Spacious Living Accommodation
- Private Garden
- Resident Manager
- Biggest Apartment in the Block
- Near to the Town Centre
- Communal Laundry Room
- Walk in Shower

















In the charming seaside town of Swanage, this delightful two-bedroom apartment is located within the well-maintained St Aldhelm's Court, a sought-after retirement development designed for those aged 55 and over. Built in 1998, this attractive flat offers a comfortable and convenient lifestyle just a short stroll from the award-winning golden beaches and town centre. The property has beautifully maintained communal grounds as well as a welcoming residents' lounge to enjoy.

Upon entering the building, you are welcomed by the light and airy residents lounge and balcony overlooking Swanage Bay, available to all residents and their guests. A variety of resident-led activities and informal gatherings also take place here, which all residents are welcome to join. St Aldhelm's Court also provides a laundry, resident/visitor parking, and a guest suite. A lift and stairs provide access to all apartments and a house manager.



The property features a bright and spacious living/dining room with glazed doors opening onto its own paved patio and communal gardens. This inviting space offers ample room for both lounge seating and a dining table, making it perfect for practical everyday living. This room also benefits from a large storage cupboard. The full-length window and clear glazed patio door allow natural light to flood the room.

Leading through double door from the living room, the separate modern kitchen is well-appointed with a range of fitted wall and base units, ample storage and worktop space, an integrated oven, hob with extractor over, microwave, dishwasher and fridge/freezer. The layout is designed for ease, with everything conveniently within reach.

The spacious hallway provides access to the two double bedrooms, shower room, a walk-in airing cupboard with shelving, and a further smaller storage cupboard.

A well-presented and spacious principal bedroom is located at the end of the hallway. This room features space for a good-sized double-bed, built-in wardrobes and space for free-standing storage.

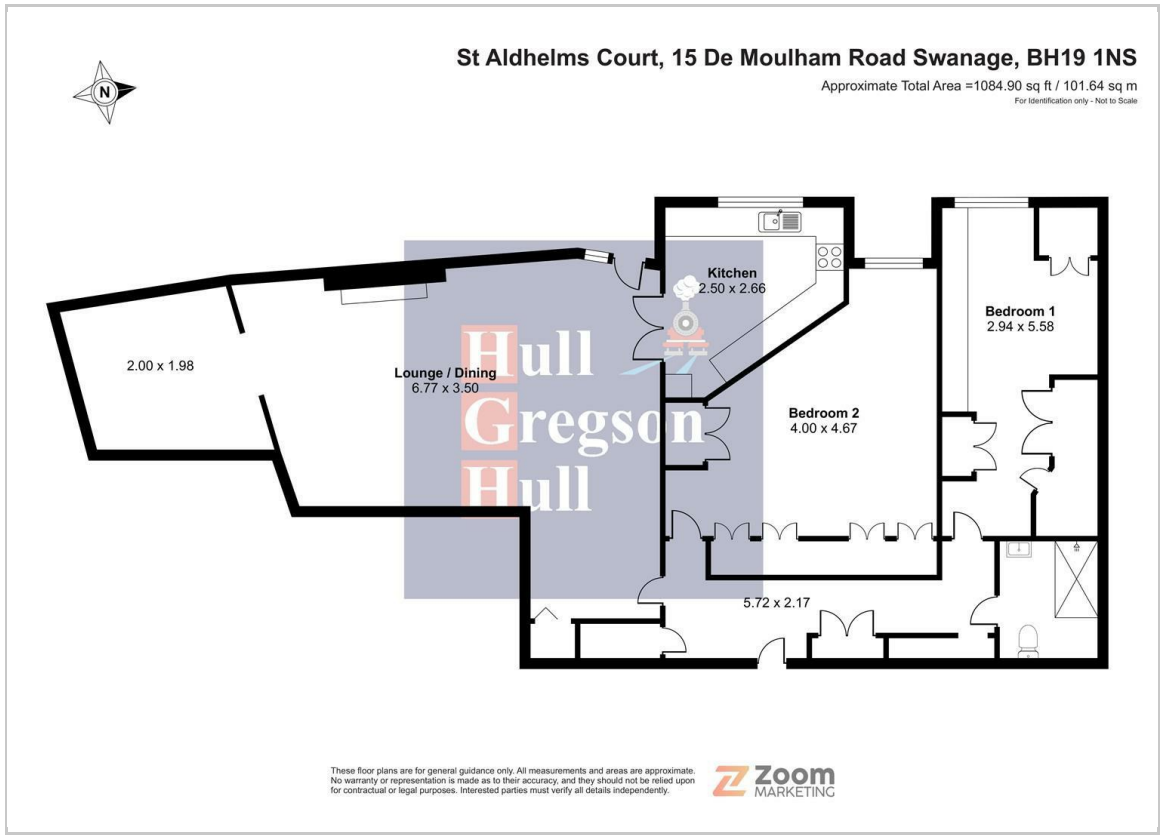


The second bedroom is also a great double room and highly versatile. It can be used as a guest bedroom, hobby room or study. There is space for a double bed along with built in storage.

Adjacent to the Principal bedroom is the shower room, comprising a walk in shower; WC; wash hand basin and a mirror doored cabinet both sides with under floor heating.

This delightful apartment offers the additional services of an on-site Property Manager (Weekdays, 9am-5pm.) All rooms are equipped with an 'Appello' pull-cord 24/7 emergency call service.

St Aldhelms Court offers an exceptional opportunity to enjoy a relaxed coastal lifestyle within a well-regarded retirement development, just moments from Swanage's beautiful seafront and town amenities. Combining comfortable accommodation, attractive communal facilities and a welcoming community atmosphere, this apartment is perfectly suited for those seeking independent living with added peace of mind.





Lounge/ Dining
22'2" x 11'5" (6.77 x 3.50)

Kitchen
8'2" x 8'8" (2.50 x 2.66)

Bedroom 1
9'7" x 18'3" (2.94 x 5.58)

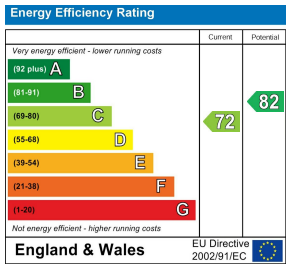
Bedroom 2
13'1" x 15'3" (4.00 x 4.67)

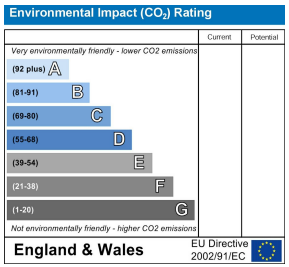
Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Leasehold - 125 years from 1st March 1998. The Maintenance charge is approximately £1986 paid half yearly and £3,972 per annum. This included the water bill and the buildings insurance. Ground Rent half yearly paid at £322. There is an age restriction of over 55 years.

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.





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