



15 De Moulham Road

Swanage, BH19 1NS

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Leasehold

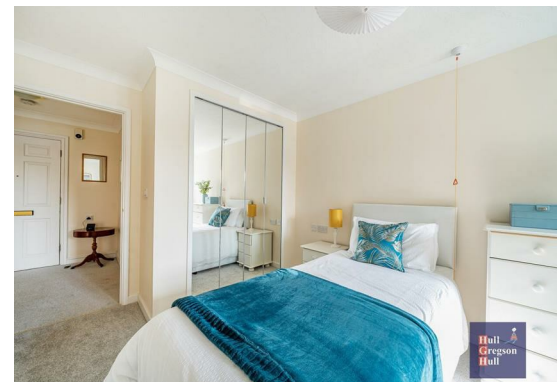


15 De Moulham Road

Swanage, BH19 1NS

- Built in 1999
- Beautifully Presented Throughout
- Lift Access
- Communal Garden & Lounge
- Close to Swanage Beach
- Large Walk-in Shower Room
- Light & Airy Throughout
- Close To All Amenities
- 55+ Age Restriction
- Resident Management Staff On Site





Nestled in the charming seaside town of Swanage, this delightful one-bedroom apartment is located within the well-maintained St Aldhelms Court, a sought-after retirement development designed for those aged 55 and over. Built in 1999, this attractive flat offers a comfortable and convenient lifestyle, just a short stroll from the award-winning golden beaches that Swanage is renowned for.

The property is set within beautifully maintained communal grounds, providing a tranquil retreat for residents. St Aldhelms Court boasts a welcoming residents' lounge, where



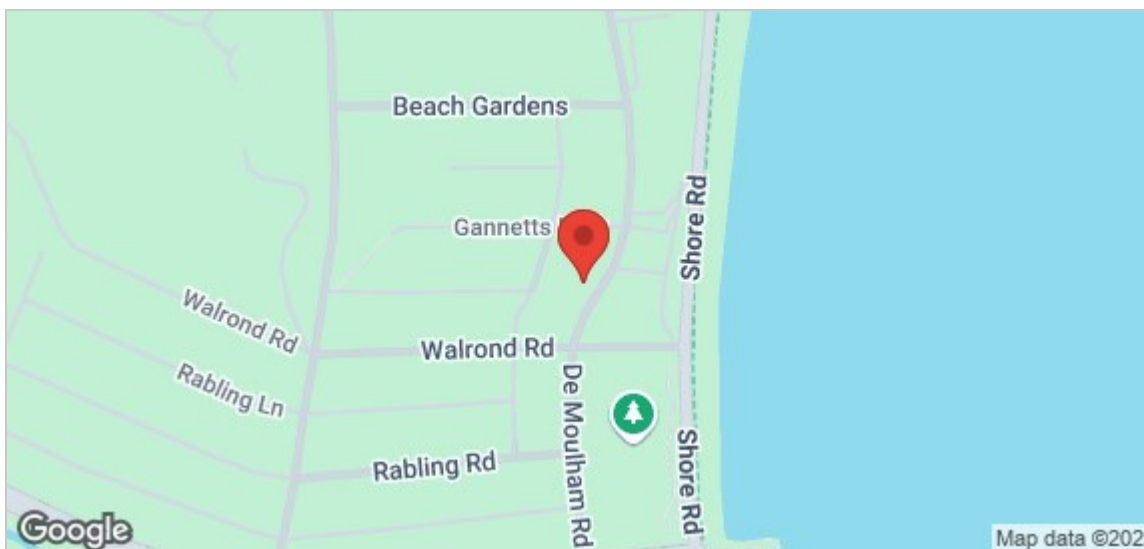
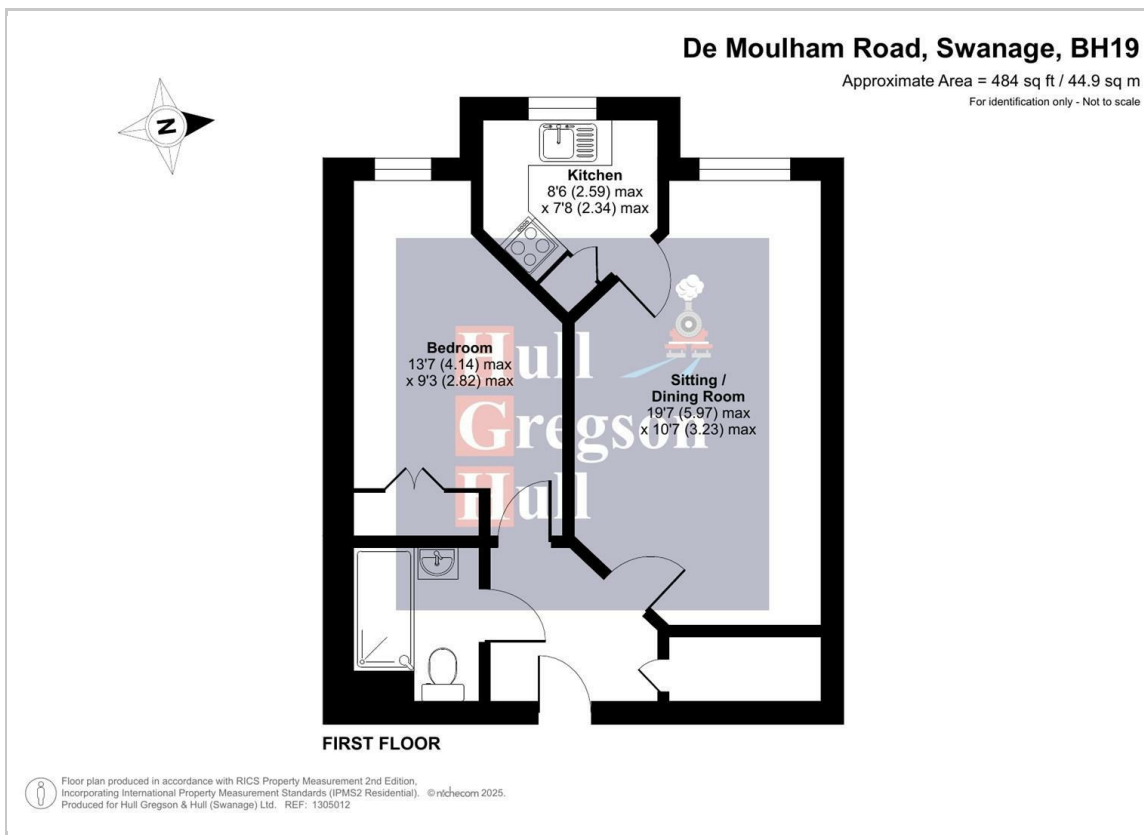
a variety of social activities take place, fostering a sense of community among neighbours. From the lounge, residents can enjoy access to communal balconies, perfect for soaking up the sun or enjoying a good book.

Accessed via stairs or a lift, the apartment itself features light and airy rooms that create a spacious atmosphere. The generous bedroom offers ample space for furniture, while the large shower room, featuring a double-width shower cubicle, wash hand basin with vanity unit and low-level W.C, combines comfort with practicality. The well-appointed kitchen comprises a range of wall and base level units and is ideal for preparing meals, and the spacious living room serves as a perfect place to unwind or entertain guests.

Additional highlights of this property include the presence of residential staff, ensuring peace of mind for residents, as well as its convenient location close to all local amenities, shops, and transport links. While the apartment is generously sized the property allowing you to personalise it to your taste cosmetically. Importantly, it is offered for sale with no onward chain, making it an attractive option for those looking to move swiftly. Residents parking is available on-site on a first come, first served basis.



Overall, this apartment in St Aldhelms Court presents a wonderful opportunity to enjoy a relaxed lifestyle in one of Dorset's most desirable coastal towns.



Entrance Hall

Bathroom

Sitting / Dining Room
19'7 x 10'7 (5.97m x 3.23m)

Kitchen
8'6 x 7'8 (2.59m x 2.34m)

Bedroom
13'7 x 9'3 (4.14m x 2.82m)

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.

Property type: Apartment

Tenure: Leasehold.125 years from 1 March 1998 - 98 yeaaars 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.

Council Tax Band: B

Note; The Management charges the vendor an 'event fee' of 2% of the agreed sale price on resale of the flats.

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. Intending purchasers should not rely on them 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	