



## St Aldhelms Court

15 De Moulham Road Swanage, BH19 1NS

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**£345,000 Leasehold**

**Hull**  
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# St Aldhelms Court

15 De Moulham Road Swanage,  
BH19 1NS

- Spacious Two Bedroom Flat
- Designed as a Retirement Property, Offering a Peaceful and Secure Living Environment
- Bright and Airy Living Room
- Stunning Sea Views
- Modern Fitted Kitchen with Ample Storage and Workspace
- Two Good Sized Double Bedrooms
- Large and Convenient Shower Room
- Private Balcony with Beautiful Panoramic Sea Views
- Well Maintained Development with a Communal Lounge/ Garden
- Conveniently Located Close to Swanage Town Centre, Beach, and Local Amenities





Nestled in the charming seaside town of Swanage, this delightful two 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 and town centre. The property has beautifully maintained communal grounds as well as a welcoming resident's lounge to enjoy.



Upon entering the building, you are welcomed by the communal lounge where the residents have the luxury of enjoying time together where there is a range of activities take place as well as having a communal balcony and gardens to enjoy the outdoors and soak up the sun in the warmer months. St. Aldhelms Court also boasts resident/visitor parking.



Accessed by stairs or a lift, the apartment features a bright and spacious living/dining room. This inviting space offers ample room for both lounge seating and a dining table, making it perfect for everyday living. A large window and glazed door open directly onto the private balcony, allowing natural light to flood the room while showcasing attractive sea views.

Leading through the living room, the private balcony is located. With space for a small table and chairs great for either a morning coffee or alfresco dining in the evening while taking in the fresh sea air and coastal outlook.

The separate kitchen is well appointed with a range of fitted wall and base units, offering ample storage and worktop space. There are integrated appliances such as a oven, hob, fridge, freezer and dishwasher. The layout is designed for ease with everything conveniently within reach. A window over the sink provides natural light as well as a stunning outlook of Swanage Bay whilst you do the washing up.

The spacious hallway provides access to the two double bedrooms, separate W.C, shower room and storage space.



A well presented and spacious principle 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 room has a pleasant outlook, once again, onto Swanage Bay.

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 storage furniture or a desk.

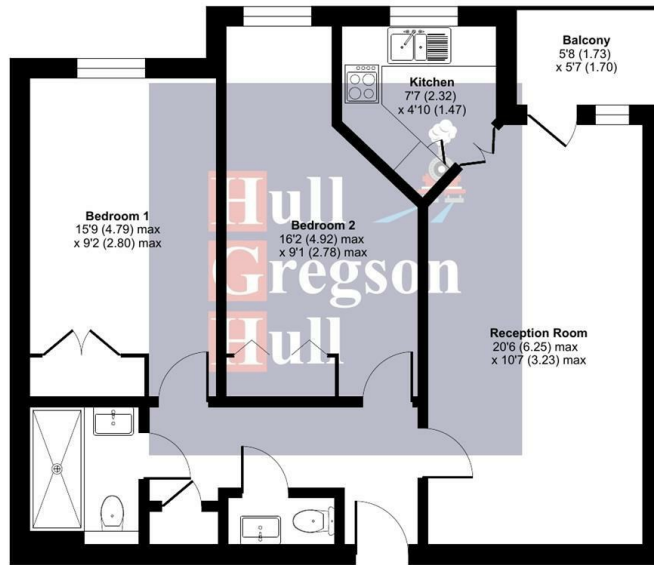
Adjacent to the Principal Bedroom, is the shower room. This room comprises a large walk in shower, W.C, wash hand basin with vanity units. Conveniently located next door to the shower room, is a separate W.C and wash basin.

This delightful apartment offers additional highlights which 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.

## De Moulham Road, Swanage, BH19

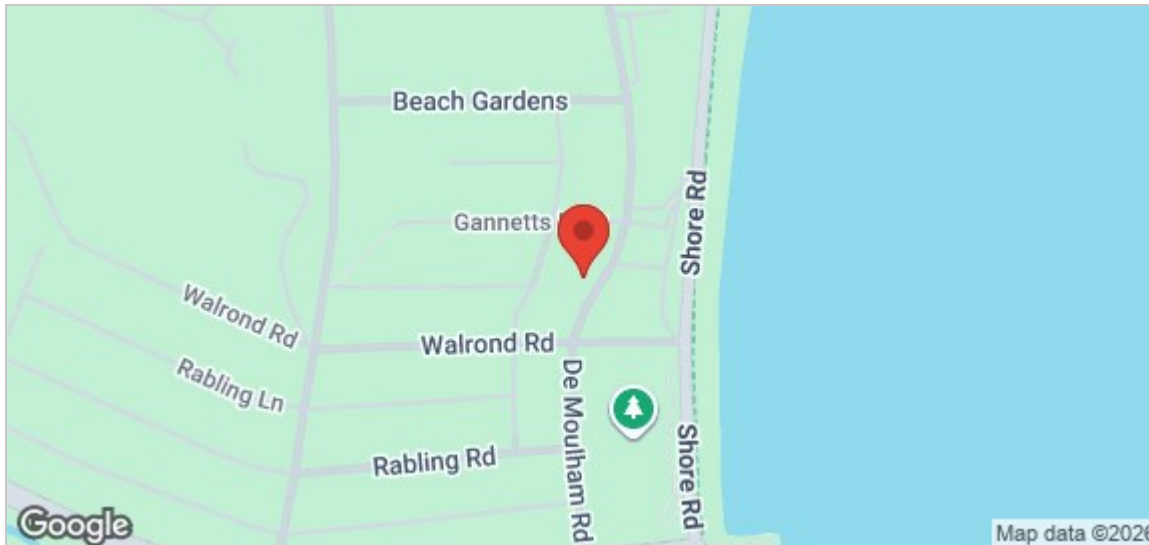
Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1430541



**Reception Room**  
20'6" x 10'7" (6.25 x 3.23)

**Kitchen**  
7'7" x 4'9" (2.32 x 1.47)

**Balcony**  
5'8" x 5'6" (1.73 x 1.70)

**Bedroom One**  
15'8" x 9'2" (4.79 x 2.80)

**Bedroom Two**

### 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

Property construction: Standard

Tenure: Leasehold. 125 years from 1 March 1998. Ground Rent approx. £322.14 annually. Maintenance Approx £3917.1 Annually. Long Term Lets are permitted. Short Term Lets are not permitted. Pets allowed with permission.

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	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	82	85
England & Wales		

Environmental impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		