



St Aldhelms Court
Swanage BH19 2NS

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Asking Price
£145,000 Leasehold



St Aldhelms Court

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- One Bedroom Second Floor Apartment for the Over 55s
- Seaside Location
- Easy Access to All Local Transport Links
- No Forward Chain
- House Manager Services
- Secure Access
- Communal Social Area with Kitchen
- Comfortable & Spacious Living Accommodation
- Parking Space
- Close to Local Amenities





A well-presented and conveniently located one-bedroom apartment at St Aldhelm's Court, Swanage, specifically designed for the over 55s and offering comfortable, secure and independent living within a friendly community setting. The accommodation comprises a spacious lounge/dining area, providing a comfortable and versatile space for both relaxing and entertaining. The adjoining kitchen is thoughtfully designed for ease of use, featuring an electric four-ring hob, hip-height oven, dishwasher and inset sink, making everyday cooking both practical and convenient.



The property benefits from a generously sized double bedroom with built-in storage, providing excellent wardrobe space, together with an additional storage cupboard within the apartment for keeping household items neatly tucked away. The accessible shower room has been designed with comfort and ease of use in mind, making it particularly suitable for those looking for a more accessible home.

Residents at St Aldhelm's Court benefit from a range of communal facilities, including a communal social area and kitchen, providing opportunities to meet with fellow residents and enjoy the community atmosphere. The development also offers secure entry, a dedicated parking space and the services of a House Manager, along with emergency safety pull cords within the apartment for added peace of mind.



Situated in a lovely seaside location, the development is ideally placed for enjoying Swanage and the surrounding area. The seafront and beach are just a pleasant stroll away, while Swanage town centre is within easy walking distance, offering a range of shops, cafés, amenities and services. Local transport links are also conveniently close by.

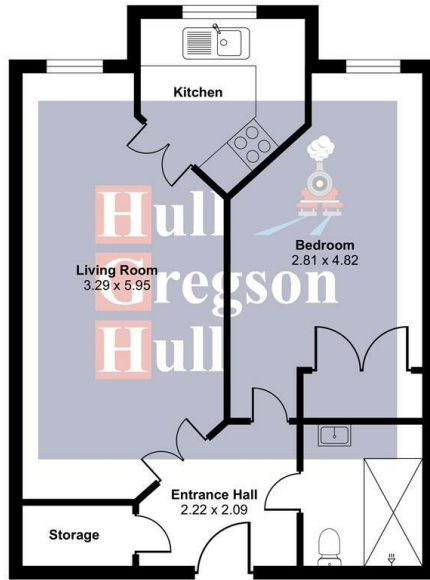
This property offers an appealing combination of independent living, practical accommodation, communal facilities and a superb coastal location, making it an ideal choice for those seeking a comfortable home in Swanage.



St Aldhelms Court, Swanage

Approximate Total Area = 522.38 sq ft / 48.94 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.



Entrance Hall

7'3" x 6'10" (2.22 x 2.09)

Storage

Living Room

10'9" x 19'6" (3.29 x 5.95)

Bedroom

9'2" x 15'9" (2.81 x 4.82)

Kitchen

Shower Room

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. We are advised that the service charged is paid annually in 2 instalments of £1324.03. Ground rent is charged annually in 2 instalments of £276.12. The lease has 97 years remaining. This property is reserved for the over 55s only. Holiday letting and short term letting is not permitted. Pets are not permitted.

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
76	80
England & Wales	
EU Directive 2002/91/EC	

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