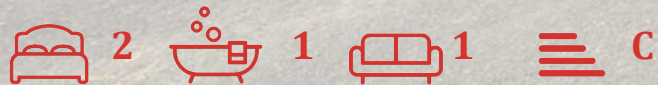




**De Moulham Road**

Swanage, BH19 1NS



**£180,000 Leasehold**





## De Moulham Road

Swanage, BH19 1NS

- Two Bedrooms
- St Aldhelms Court Retirement Development
- Near to the Town Centre
- Residents' Lounge with Beautiful Sea Views
- Some Updating Required
- House Manager On Site
- Residents' Parking
- Communal Gardens
- No Onward Chain







A sizeable, TWO DOUBLE BEDROOM APARTMENT situated within the sought-after St Aldhelms Court, RETIREMENT development. Offered with NO ONWARD CHAIN.

St Aldhelms Court is located a short distance from the town centre and all amenities including bus station and doctors' surgery. The entrance is on the back of the building and a secure entrance leads to a light and bright residents' lounge with balcony offering spectacular sea views.

The apartment is on the first floor and is reached by lift and a short walk along the corridor leads you to the flat. The flat door opens into a spacious hallway with storage and cloaks cupboards.



The living room is well proportioned and offers plentiful space for a dining table and chairs with a window allowing for plenty of natural light and offering a pleasant, westerly outlook towards the town and hills beyond.

The kitchen sits off the lounge offers a range of wall and base level units, space for appliances, a built in oven and inset hob.

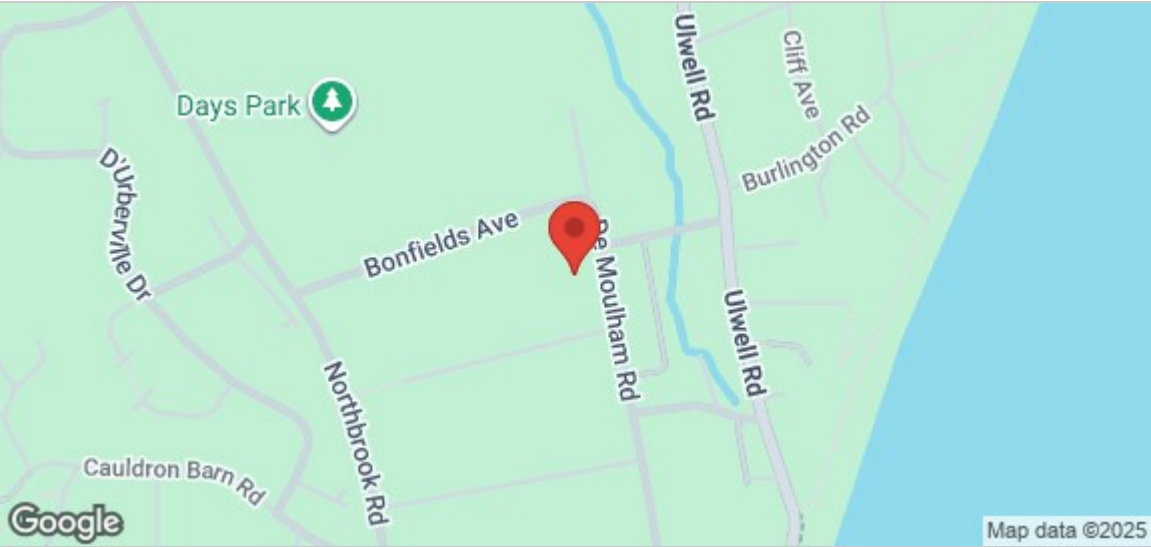
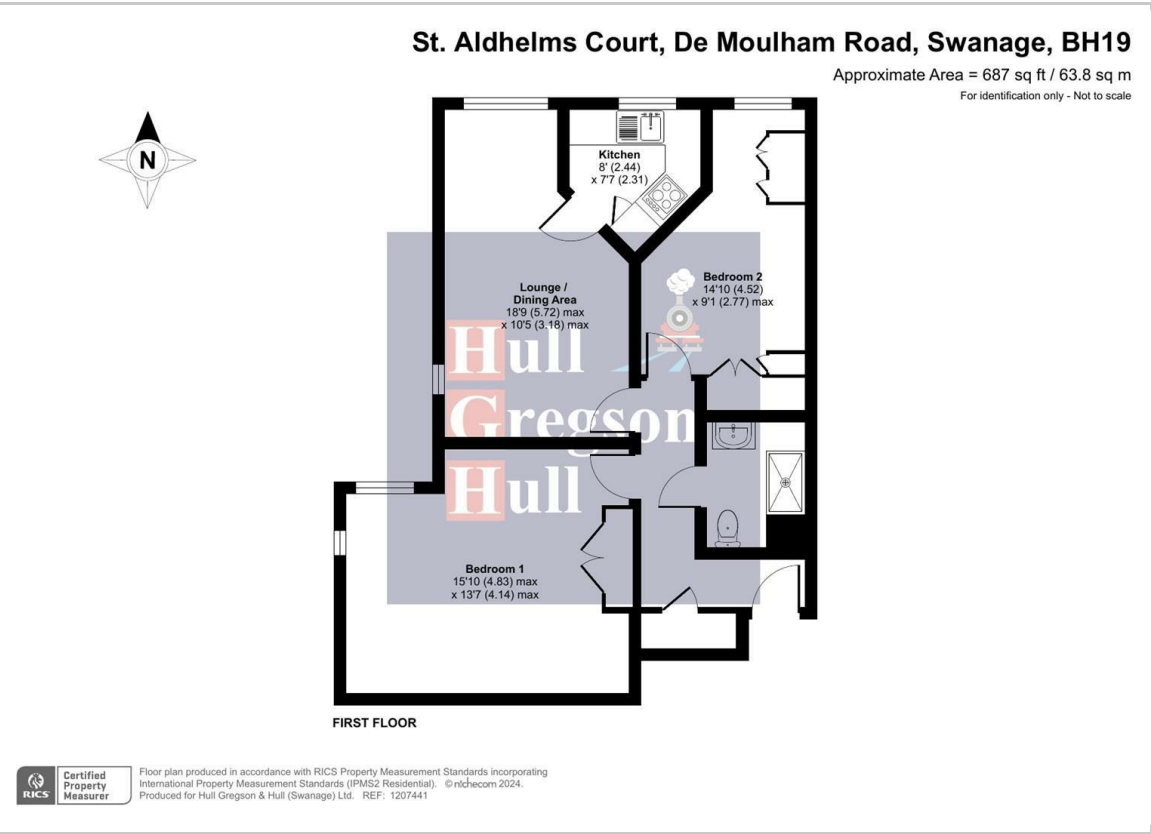
The property benefits from two large double bedrooms. The Main Bedroom has fitted wardrobes and Bedroom Two is also a good sized double with ample space for freestanding bedroom furniture.

The bathroom is roomy and includes a panelled bath with shower attachment, low-level WC and pedestal wash handbasin.

On the lower ground floor there is a communal laundry facility use of which is free to the residents. In addition, a guest room which can be used by arrangement with the Management. There is a resident Manager in the block. Outside, a residents' car parking area and communal, sea-facing grounds.

The apartment is a very generous size however does require some cosmetic updating. It is offered for sale with NO ONWARD CHAIN.





**Lounge/Diner**  
18'9 x 10'5 (5.72m x 3.18m)

**Kitchen**  
8'0 x 7'7 irregular shape (2.44m x 2.31m irregular shape)

**Bedroom One**  
15'10 x 13'7 (4.83m x 4.14m)

**Bedroom Two**  
14'10 x 9'1 (4.52m x 2.77m)

**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 lease has approximately 100 years remaining (125 year lease originally set up in 2000). The ground rent is approximately £350 per annum and service charge is approximately £3926 per annum. The use of the laundry facility and water rates are included in the maintenance charge. The Management charges the vendor an 'event fee' of 2% of the agreed sale price on resale of the flats.

Property type: Second Floor 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/](http://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) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(9-14) E		
(1-8) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	