



OLIVER MILES

Chartered Surveyors
Estate Agents

St Aldhelms Court

Swanage BH19 1NS

Asking Price: £285,000



2 Bedroom RETIREMENT Apartment on 2nd Floor with Balcony & Lift Access. Very Close to Town and Beach, Enjoying Stunning Sea Views.

UOD0141



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De Moulham Road Swanage BH19 1NS

- 2 Double Bedrooms
- Stunning Sea Views
- House Manager and Careline

- First Floor Retirement Flat with Balcony & Lift Access
- Very Close to the Town Centre and Beach
- Communal Garden & Parking

LOCATION AND DESCRIPTION

St Aldhlems Court is situated in a convenient and sought after location approximately 100 metres from the main beach and within an easy level walk of the town centre.

This McCarthy Stone development was built in the late 1990s and number 43 is situated on the 2nd floor in a favoured front position with balcony and panoramic views over Swanage Bay and beyond. The flat has the benefit of uPVC double glazing, electric heating and communal facilities include a residents lounge, kitchen, laundry and guest suite.

ACCOMMODATION

(Approximate measurements).

FIRST FLOOR

ENTRANCE HALL

Walk in airing cupboard housing insulated hot water cylinder with dual immersion heater. Built-in cupboard.

LOUNGE (E) 5.2m x 3.3m (17' x 10' 9") max.
Glazed doors to:

KITCHEN (E) 3.0m x 2.3m (9' 10" x 7' 6")
Range of fitted cupboards, drawers and worktops with a composite 1.5 sink unit. Integral electric hob with filtration hood over and electric oven. Plumbing for washing machine/dishwasher.

BEDROOM 2 (E) 4.7m x 2.8m (15' 5" x 9' 2")
Door to balcony.

BEDROOM 1 (E) 4.8m x 2.8m (15' 8" x 9' 2")
Fitted wardrobes with mirrored folding doors and drawers.

SHOWER ROOM

Shower cubicle with mains operated shower, WC, wash basin with cupboard under, fully tiled walls.

OUTSIDE

Communal **Gardens** and **Parking**.

TENURE

125 year lease from March 1998. The **Maintenance** is £2,200 per annum and **Ground Rent** is £175 per annum. There is an age restriction of over 55 years.

SERVICES

Main water, drainage and electricity.

COUNCIL TAX

Band 'E' - £2177.17 payable 2015/2016.

VIEWING

Viewing by appointment only through Agents, **Oliver Miles (01929 426655)**

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		82	85
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

