



OLIVER MILES

Chartered Surveyors
Estate Agents

De Moulham Road

Swanage BH19 1NS

Asking Price: £299,950



Upper GROUND FLOOR RETIREMENT APARTMENT in very Sought After Location. Fine SEA VIEWS & PRIVATE BALCONY.

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De Moulham Road Swanage BH19 1NS

- 2 Bedroom Ground Floor Retirement Apartment
- Fine Views over Swanage Bay
- Private Balcony

- In House Manager & Careline
- Residents' Lounge and Laundry
- Communal Parking & Gardens

LOCATION & DESCRIPTION

St Aldhelms Court is situated in a convenient and favoured location approximately 100 metres from the main beach and within an easy, almost level, walking distance of the town centre. This McCarthy & Stone development was built in the late 1990's.

Situated in prime position at ground floor level from the entrance and offering panoramic views over Swanage Bay and beyond, this apartment has the benefit of sheltered private sea-facing balcony, uPVC double glazing and electric night storage heating. The apartment is equipped with pull cords connected to an emergency care line. Residents' communal facilities include a lounge on the ground floor, with laundry and recycling stores accessed by lift or stairs on the lower ground floor, and a Guest Suite which may be booked via the House Manager. There is unallocated parking and a mobility scooter shelter to the rear of the building.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Control panel connection to care line. Walk in cupboard housing insulated hot water cylinder and immersion heater. Built in store cupboard housing electric meters and consumer unit.

LOUNGE/DINER (E) 6.2m x 3.2 (20' 4" x 10' 5")

Mantel and hearth with point for electric fire. Glazed door to Balcony and double doors to:

KITCHEN (E) 2.3m x 2.0 average (7' 6" x 6' 6" average)

Range of cupboards, drawers and worktops with stainless steel sink unit. Integral electric fan oven & grill, electric hob with filtration hood over. Under counter space for fridge and plumbing for dishwasher/washing machine. Wall mounted electric convector heater.

BEDROOM 1 (E) 4.8m max x 2.8m (15' 8" max x 9' 2")

Fitted wardrobes, dressing table, and drawer units.

BEDROOM 2 (E) 5.8m max x 2.8m max (18' 8" max x 9' 2" max)

Fitted wardrobe with sliding mirror doors.

BATHROOM

Fully tiled walls. Panelled bath with independent mains operated shower over and side screen. Wash hand basin with cupboard under and WC. Heated towel rail and wall mounted electric convector heater. Automatic extractor fan.

OUTSIDE

Sea facing Balcony offering panoramic sea views. **Communal Gardens and Residents' Parking.**

TENURE

125 year lease from March 1998. The **Maintenance** is approximately £2,200 per annum including water rates and use of the laundry. **Ground Rent** is £175 per annum. Charges are paid in two instalments. There is a 55 year age restriction for residents.

SERVICES

Mains water, drainage and electricity.

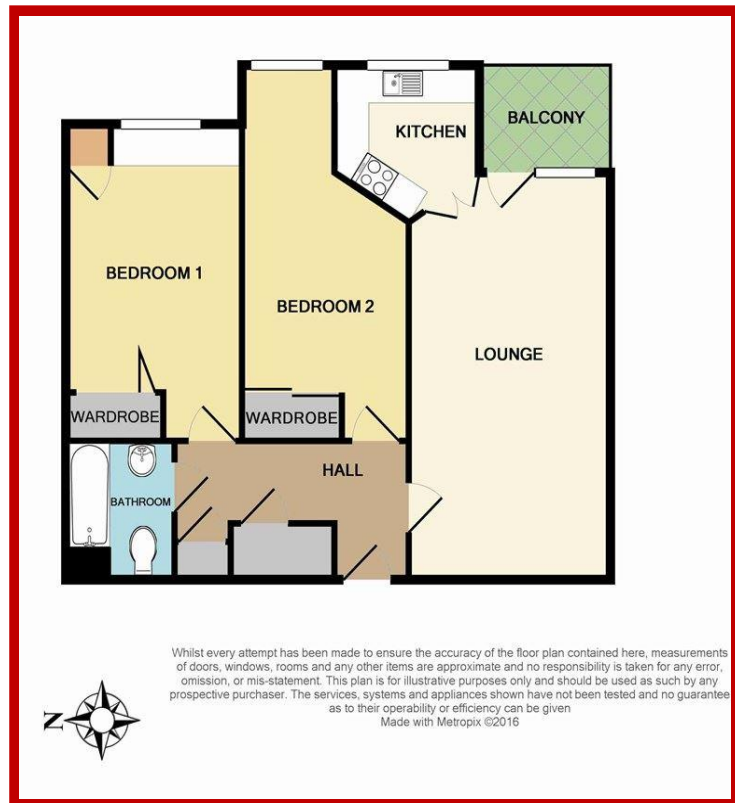
COUNCIL TAX

Band 'D' £1846.80 payable 2016/17

VIEWING

Viewing by appointment only through **Oliver Miles Estate Agents (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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 79 | 86 |
| England & Wales | | EU Directive 2002/91/EC | |



You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

