



OLIVER MILES

Chartered Surveyors - Estate Agents

De Moulham Road £129,950

**First Floor RETIREMENT FLAT Close to Beach. Warden Monitored.
Good Communal Facilities Including Parking**



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: sales@olivermiles.co.uk

Tel: 01929 426655

Web: www.olivermiles.co.uk



De Moulham Road, Swanage, BH19 1NS

- One Bedroom Retirement Flat
- Lift Access
- Excellent Communal Facilities

- In-House Manager
- Electric Heating and Double Glazing
- Fitted Carpets and Curtains

LOCATION & DESCRIPTION

St Aldhelms Court is situated in a convenient and much favoured location approximately 100 metres from the sea front and main beach and 500 metres from the town centre, 'bus station and doctors' surgery.

This McCarthy Stone development was built in the late 1990s and this apartment is situated on the first floor and has some views to the Purbeck Hills. With the benefit of electric heating and double glazed windows, the apartment is equipped with to an emergency careline connection.

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 residents' parking.

ACCOMMODATION

Rooms are of an irregular shape and measurements are only average or maximum. Please see floor plan.

ENTRANCE HALL

Walk-in cupboard housing factory insulated hot water cylinder with fitted immersion heater. Fitted Shelving.

LOUNGE (N)

6.05m x 3.24m (19' 10" x 10' 8")
Double doors to kitchen.

KITCHEN (N)

A range of worktops, cupboards and drawers. Stainless steel sink unit. Built-in electric oven, ceramic hob with filtration hood over, dishwasher.

BEDROOM (N)

Built-in wardrobe with mirrored doors.

SHOWER ROOM

Refitted in 2014 with large walk-in shower, mains operated, WC, pedestal basin, electrically heated towel rail, fully tiled walls, automatic extractor fan.

COMMUNAL AREAS

LOUNGE ROOM with sea-facing balcony and kitchen area. Lower ground floor GUEST SUITE, LAUNDRY ROOM with washing machines and tumble driers. Recycling STORE. Landscaped COMMUNAL GROUNDS and RESIDENTS' PARKING.

SERVICES

Mains water, drainage and electricity.

TENURE

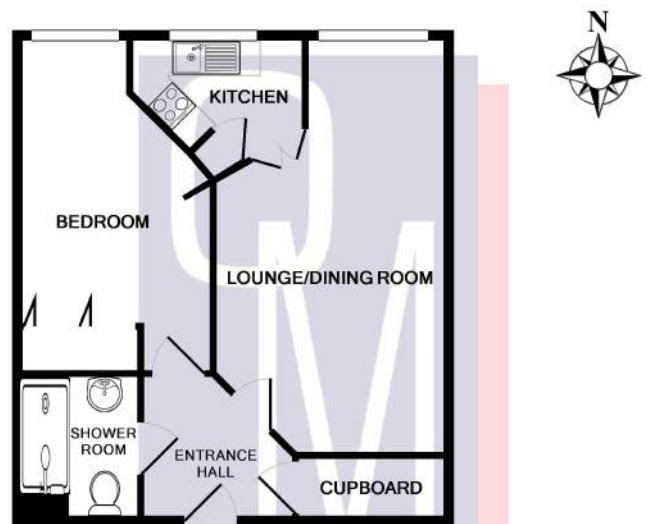
We understand that the property is held on a 125 year lease with approximately 100 years remaining. There is a shared maintenance liability of approximately £2,200 per annum and ground rent of approximately £500.00 per annum. The use of the laundry facilities and the water rates are included in the maintenance charge. OWNERSHIP IS RESTRICTED TO PERSONS OF 55 YEARS OF AGE OR OVER. Pets only by permission of the Management. The management charges the vendor an 'event fee' of 2% of the agreed sale price on resale of the flats.

COUNCIL TAX

Band 'C' £2171.51.78 payable 2023/24

VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk



TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

