



# OLIVER MILES

Chartered Surveyors - Estate Agents

## St Aldhelms Court £300,000

Remarkably Spacious One Bedroom Retirement Apartment with  
Balcony Offering Spectacular Views Across Swanage Bay and  
Beyond



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# St Aldhelms Court, Swanage, BH19 1NS

- 1 Bedroom Retirement Flat
- First Floor but Ground Floor Level Entrance
- Excellent Communal Facilities

- Fine Sea Views and Balcony
- In House Manager
- Electric Heating and Double Glazing

## LOCATION & DESCRIPTION

St Aldhelms Court is situated in a very 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, probably the best one bedroom in St Aldhelms Court, is situated on the first floor with ground floor access. From the balcony it enjoys outstanding views to the sea, Swanage Pier, the town and Isle of Wight in the distance. It has the benefit of good storage, electric heating and double glazed windows. It is equipped with an emergency 'Careline' connection.

Residents' lounge with balcony and sea views has tea and coffee making facilities and hosts regular social events, such as carpet bowls and 'Fish & Chip Fridays'. A well-equipped laundry is located on the lower ground floor with lift access as well as 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 floorplan)

## ENTRANCE HALL

Walk-in store cupboard, alarm control panel.

## LOUNGE (SE)

4.3m x 4.1m average (14' x 13' 5")  
Night storage heater. Door to:

## BALCONY (E, S & W)

## KITCHEN (S)

2.8m x 2.2m max (9' 2" x 7' 3")  
Fitted worktops, cupboards and drawers, stainless steel sink unit. Electric oven, ceramic hob with filtration hood over.

## BEDROOM (S)

4.8m x 2.8m (15' 9" x 9' 2")  
Night storage heater. 2 Single fitted wardrobes and double mirrored wardrobe.

## SHOWER ROOM

Fully tiled walls. Shower cubicle with mains shower. Washbasin with cupboard under and WC. Automatic extractor fan.

## COMMUNAL FACILITIES

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 Gardens and residents' Parking.

## SERVICES

Mains water, drainage and electricity.

## TENURE

The property is held on a 125 year lease from March 1998 (99 years remaining). Service charge is currently £2,617.50 per annum and ground rent is £555.24 per annum paid in two instalments. The use of the laundry facility and water rates are included in the maintenance charge.

OWNERSHIP IS RESTRICTED TO PERSONS OF 55 YEARS OR OVER. Pets only by permission of the Management.

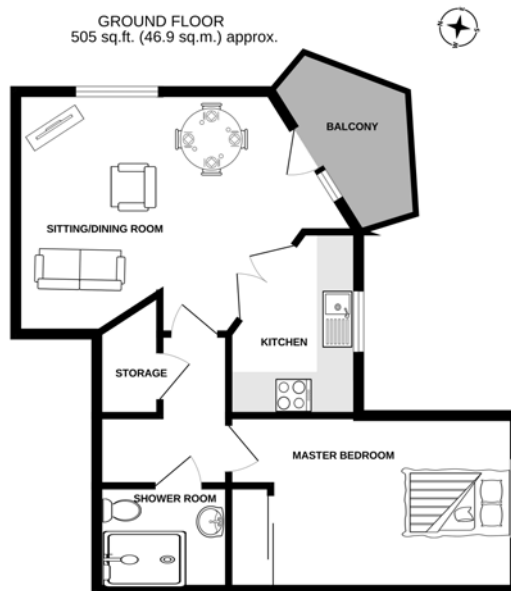
The Management charges the vendor an 'event fee' of 2% of the agreed sale price on resale of the flats.

## COUNCIL TAX

Band 'C' £2171.51 payable 2023/24

## VIEWING

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



GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, wall-to-wall, doors and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Measurements are given in feet and inches. The services, systems and appliances shown have not been tested and are not guaranteed to be in full operating condition. See the terms and conditions of the contract.  
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
80+	A
69-79	B
55-68	C
49-54	D
39-48	E
21-38	F
1-20	G
Not energy efficient - higher running costs	

England, Scotland & Wales

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.

