



34 ST ALDHELMS COURT, DE MOULHAM ROAD, SWANAGE
£165,000 Leasehold

34 St Aldhelms Court is situated on the first floor of a modern purpose built premier retirement complex, located in an outstanding position about 150 metres from the seafront and some 400 metres from the town centre. 'St. Aldhelms Court' was constructed in the late 1990s of brick, the upper elevations being cement rendered with a synthetic tiled roof. The development benefits from a resident House Manager with a Careline emergency call service, lift access and the considerable advantage of a large communal lounge, laundry room and residents parking at the rear.

The apartment has been well maintained and has the benefit of a good sized living/dining room and bedroom.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1NS**.

Property Ref: DEM2186

Council Tax Band C - £2,390.61 for 2025/2026



The entrance hall welcomes you to this well appointed retirement apartment which has been decorated with a neutral decor throughout to accentuate the light and spatial feeling. The good sized living room faces West and has an imitation fireplace with wooden surround. Glazed double doors lead to the kitchen fitted with a range of units, contrasting worktops, integrated electric oven and hob (hob disconnected).

The Bedroom is of irregular shape and has fitted mirrored wardrobes with a similar aspect to the living room. The shower room is fitted with a walk-in shower, vanity wash hand basin with cupboards under and WC.

There is a large communal residents lounge with balcony overlooking the sea, a communal laundry room and a guest suite available, with a chargeable fee.

Outside, there is a landscaped communal garden to the front and a large residents parking area at the rear.

TENURE Leasehold. 125 year lease from 1 March 1998. Shared Maintenance charge of £2,611.40pa, and Estates & Management fee of £552.24pa, both of which are paid in two half yearly instalments. The use of the laundry facilities, and the water rates are included in the maintenance charge.



Communal Resident's Lounge



View from Communal Resident's Lounge

