



OLIVER MILES

**Oliver Miles**  
Tel: 01929 426 655  
Fax: 01929 422 022  
Email: [sales@olivermiles.co.uk](mailto:sales@olivermiles.co.uk)

7 Institute Road  
Swanage  
Dorset  
BH19 1BT

de Moulham Road, Swanage, Dorset

Price £285,000



## 2 Bedroom Flat - retirement

First Floor Retirement Flat  
2 Double Bedrooms  
Balcony  
Fine Sea Views  
Modern Shower Room  
Lift  
Parking  
House Manager & Careline

A Two Double Bedroom first floor McCarthy & Stone Retirement Flat with a balcony over looking Swanage Bay and to the Isle of Wight and Peveril Point. The flat is situated in a much favoured location and offering a level walk to town centre.

### LOCATION & DESCRIPTION

St Aldhelms Court is situated in a convenient and much favoured location approximately 100 metres from the main beach and within an easy almost level walk of the town centre.

This McCarthy Stone development was built in the late 1990s and number 41 is situated on the first floor in a favoured front position with balcony and views to Swanage Bay, Isle of Wight and Peveril Point. The flat has the benefit of 2 double bedrooms, electric heating, uPVC double glazing and communal facilities include a residents lounge, laundry and guest suite.

### Communal Security Entrance

Lift to all floors.

### Hallway

Careline call system. Built in large cupboard housing tank with immersion heater for hot water, shelving and electric meter.

### Sitting/Dining Room (E & N)

6.62m x 3.24m narrowing to 2.02m (21'9" x 10'8" na

Marble fire surround with inset electric fire. Careline call system. Door to Balcony with fine views to Swanage Bay, Isle of Wight and Peveril Point. Door to:

### Kitchen (E)

2.31m x 2.18m (7'7" x 7'2")

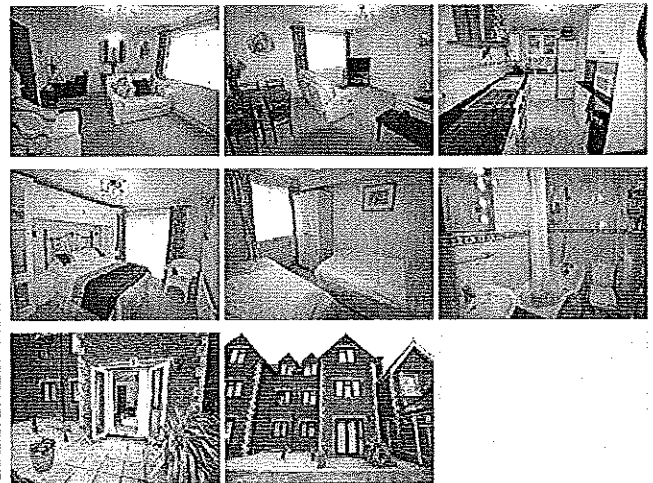


# OLIVER MILES

CHARTERED SURVEYORS  
ESTATE AGENTS



## Waverley Court Victoria Avenue, Swanage, BH19



### 2 Bedroom Flat Property : £225,000

- Purpose Built Ground Floor Flat
- 2 Bedrooms
- Close to Seafront & Town Centre
- uPVC Double Glazing & Gas Central Heating
- Allocated Parking
- Shared Freehold

Property on the market with...  
Oliver Miles - Swanage  
Telephone: 01929 426 655

A 2 Bedroom Well Presented Modern Ground Floor Flat situated in a Convenient Central Location with Level walks to the Town Centre. Shared Freehold. Allocated Parking

#### LOCATION & DESCRIPTION

Waverley Court is situated in a level and central position only a few minutes walk from seafront, main beach and town centre.

A purpose built ground floor flat offering well presented accommodation with 2

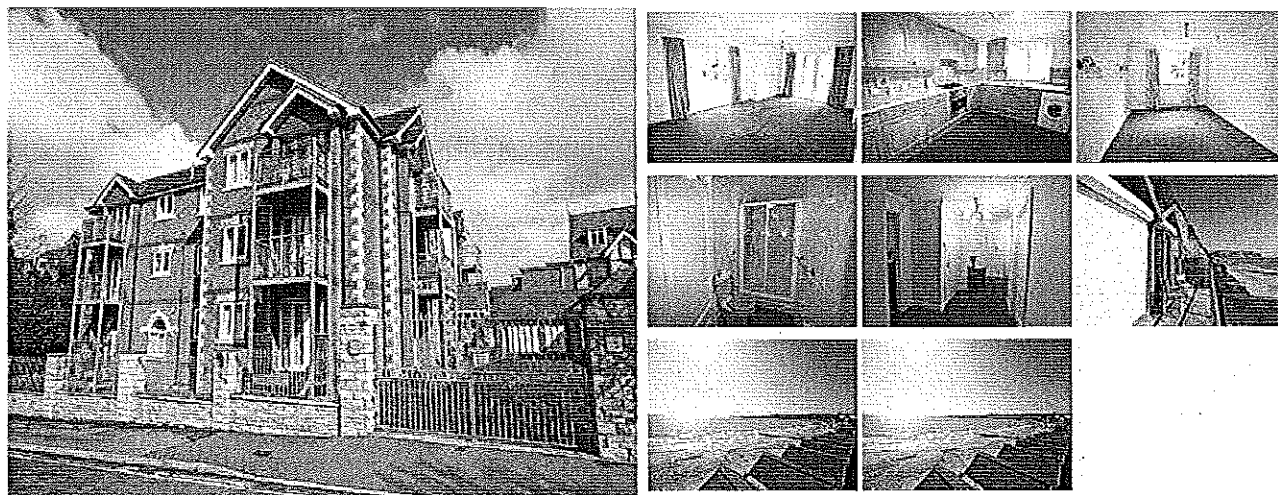


# OLIVER MILES

CHARTERED SURVEYORS  
ESTATE AGENTS



## Flat Suncliffe Court Burlington Road, Swanage, BH19



### 2 Bedroom Flat Property : £255,000

- Purpose Built Ground Floor Flat
- 2 Bedrooms (1 en-suite)
- Good Size Fitted Kitchen
- 2 Decked Areas
- uPVC D/G (replaced 2012)
- Gas Central Heating
- Beach Hut nearby above Beach
- Garage & Visitors' Parking

Property on the market with...  
Oliver Miles - Swanage  
Telephone: 01929 426 655

A modern 2 bedroom Ground Floor Flat with seafront BEACH HUT. The flat is situated in a desirable location within walking distance of beach hut and 1/2 mile of Swanage Town Centre. It also benefits from a South Facing Decking Area, En-Suite, Garage and Visitors Parking.

#### LOCATION & DESCRIPTION

A modern 2 bedroom well appointed south facing ground floor apartment situated in a