

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Kings Road West, Swanage, BH19 1HQ

A great opportunity to rent a one bedroom ground floor flat, just off West Swanage, subject to contract and referencing. The property is well presented and laid out. The property benefits from an allocated parking space. The town centre and main beach are both within easy reach of the flat. It is offered furnished, with the option of unfurnished for an initial six month assured shorthold tenancy and is available early September 2025.

- 1 bedroom ground floor flat
- Close to town centre
- Double glazing throughout
- Furnished or unfurnished option available
- Near main beach
- Entrance phone system
- Allocated parking space for one vehicle
- Available September 2025
- Viewing recommended

£800 Per Month

Kings Road West, Swanage, BH19 1HQ

Lounge/Dining Room

Kitchenette

Bathroom/W.C.

Double Bedroom

Summary:

A great opportunity to rent a one bedroom ground floor flat, just off West Swanage, subject to contract and referencing. The property is well presented and laid out. The property benefits from an allocated parking space. The town centre and main beach are both within easy reach of the flat. It is offered furnished, with the option of unfurnished for an initial six month assured shorthold tenancy and is available early September 2025.

Outside:

There is no garden and to the rear of the carpark houses communal bins and washing lines

Heating:

Gas central heating via a combi boiler

Parking:

Parking space for one vehicle only

Utility Bills:

All bills to be transferred into the name(s) of the tenants

Council Tax: Band A

Band A. Amount payable 2025/2026: £1,792.96 (excluding any discounts. or additional home premiums).

Restrictions:

Strictly no smokers, pets or children

Tenure:

The property is offered initially for a six month assured shorthold tenancy

Rent and Deposit:

The equivalent of one months rent is payable as a damages deposit, plus one months rent in advance, both of which must be clear with us on or before the day the tenancy commences

Fees:

Please refer to the Tenant Act 2019

EPC Rating:

C with 72 points

Available From:

Early September 2025



Permitted Payments:

As well as paying the rent, you may also be required to make the following:

Rent & Deposit: As referred to above

Change of Tenancy Agreement: £50.00 Plus VAT (£60.00)

Late Payment of Rent: 3% above Base Rate from rent due date

Early Termination of Tenancy

Default Fees: Cost of replacement keys/security device

Bills: All bills to be transferred into the name(s) of the tenants

Additional Information:

Deposit: £800.00

Furnishings: Unfurnished

Property Type: Ground Floor Flat

Construction: Standard - Purpose Built

Heating Type: Gas Fired Central Heating and hot water

Utilities: Gas - Mains Supplier

Electric - Mains Supplier

Mains Water - Mains Supplier

Drainage: Mains Drainage

Broadband: Refer to Ofcom Website, however, advised as Fast Broadband at 11Mbps

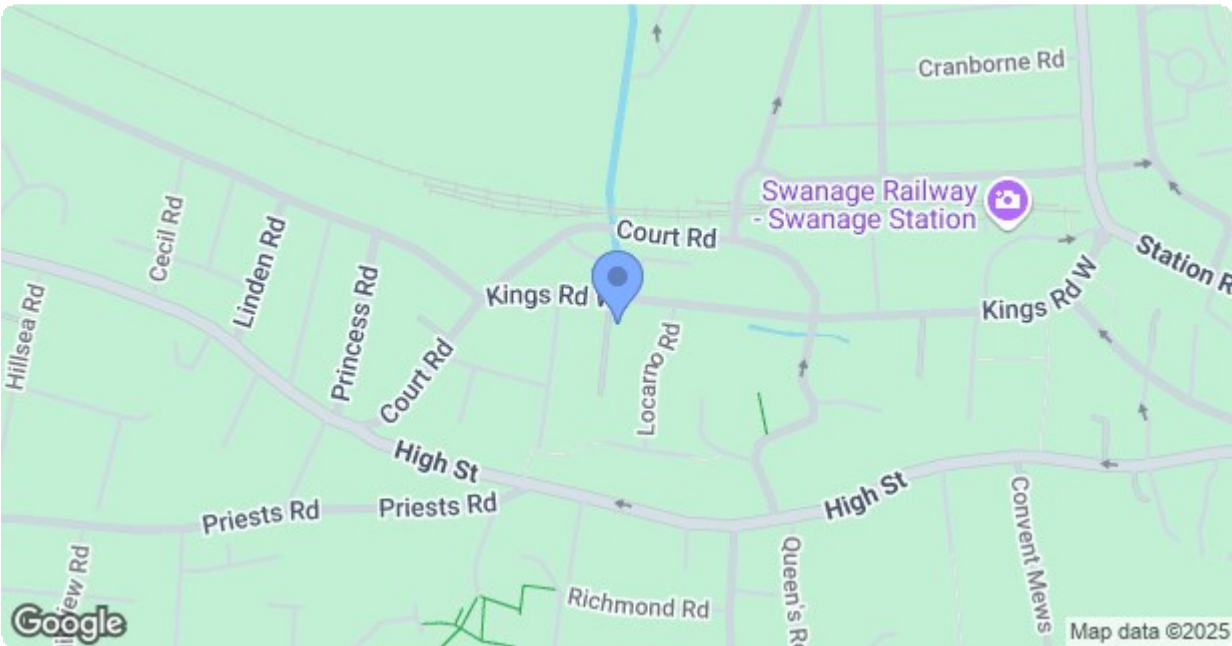
Mobile Signal: Refer to Ofcom Website

Flood Risk: For more information refer to gov.uk, check long term flood risk

The Property Misdescription Act 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	