



Kings Road West  
Swanage, BH19 1HR



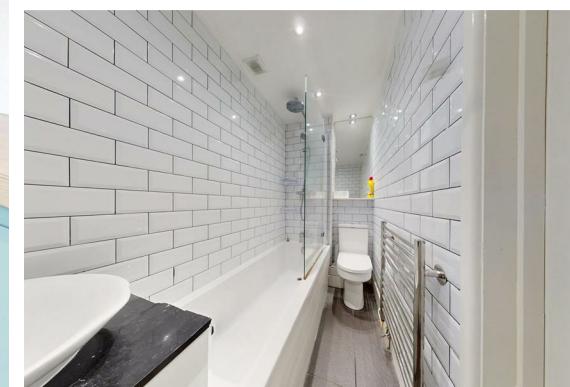
£1,000 PCM

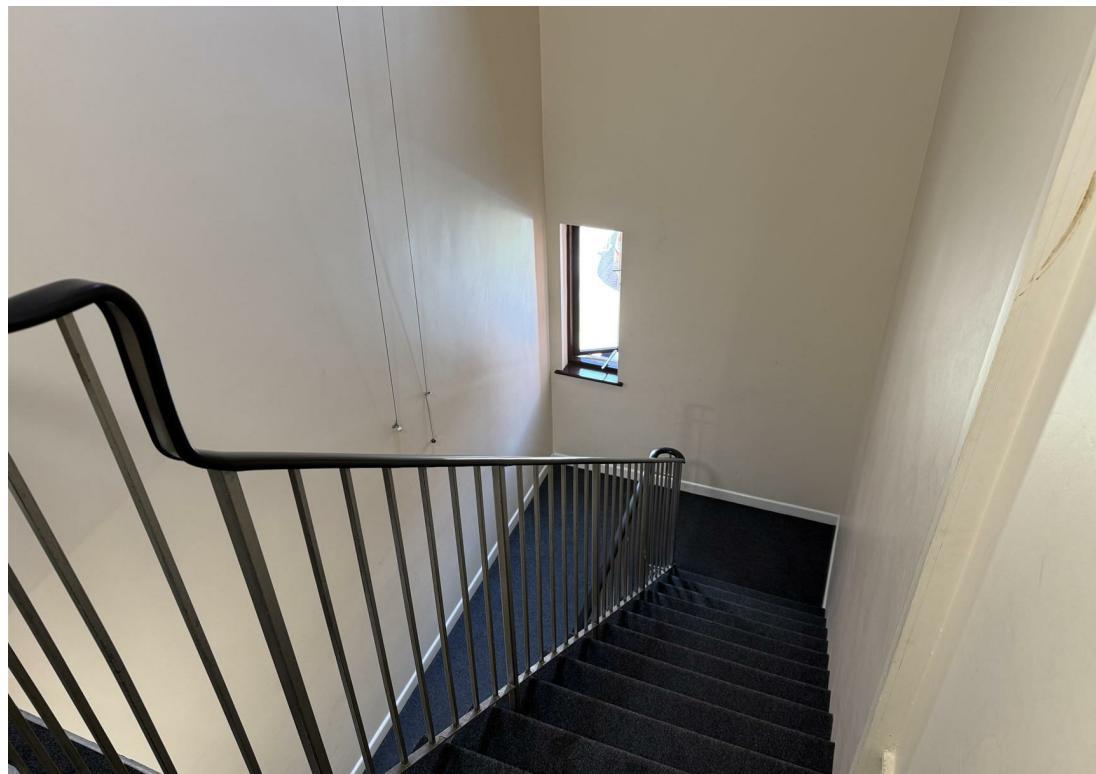
Hull  
Gregson  
Hull

# Kings Road West

Swanage, BH19 1HR

- Top Floor Apartment
- Two Spacious Bedrooms
- Large Lounge / Dining Room
- Available For Long Term Let
- Communal Garden Area
- Car Port & Visitor Parking
- Gas Central Heating
- Flat Walk To All Amenities
- Beach & Countryside Walks Nearby
- Immaculately Presented





We are delighted to bring to the rental market this TWO BEDROOM TOP FLOOR APARTMENT located within CLOSE PROXIMITY to SWANAGE TOWN CENTRE.

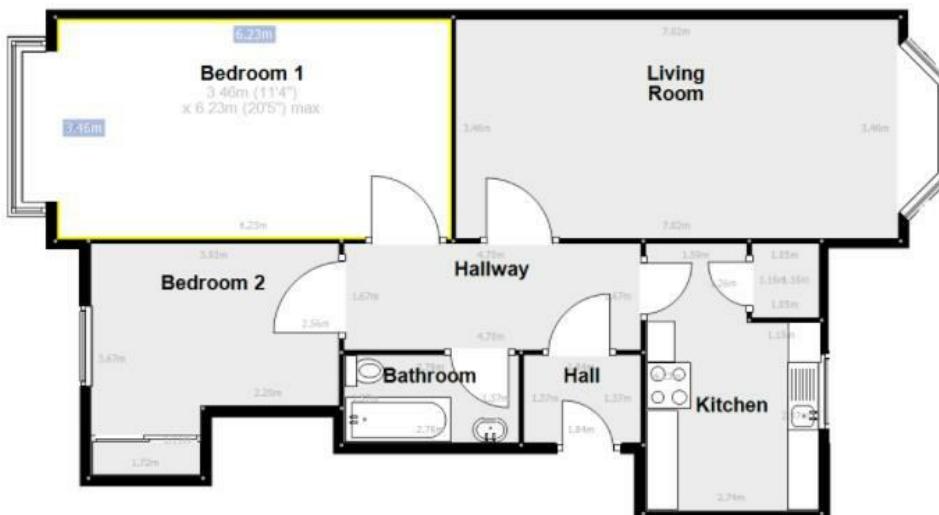
As you enter into the hallway, you are met with ample natural light. To the right there is a newly fitted kitchen which comprises of a good range of modern integrated appliances, including washing machine, built in fridge freezer, Induction hob & electric oven with stainless steel filtration hood over. Wood effect worktops and olive green base level and wall mounted units.

Next to the kitchen there is a spacious lounge/dining room which benefits from a large bay window allowing ample light into the room and adding an open and airy atmosphere. This space has plenty of room for a large sofa and dining furniture.

Back into the hall heading towards the rear of the apartment you will find two well proportioned bedrooms. Bedroom one benefits from a large bay window and ample space for a king sized bed and other furniture without making the space feel small or compromised. Bedroom two has the benefit of a built in wardrobe with a range of shelving and rails and could comfortably double up as a home office or study.

Returning through the hallway on your right you will find the family bathroom, which has been tiled throughout, and benefits from a large bath and built in shower, towel rail, vanity wash basin and storage and W.C.

Externally, the property offers a car port and plenty of visitor parking for friends and guests to use and a communal drying area.



**Kitchen**  
8'22 x 4'55 (2.44m x 138.68m)

**Living / Dining Room**  
10'11 x 17'5 (3.33m x 5.31m)

#### Bathroom

**Bedroom One**  
12'9 x 10'11 (3.89m x 3.33m)

**Bedroom Two**  
9'22 x 9'3 (2.74m x 2.82m)

#### Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment

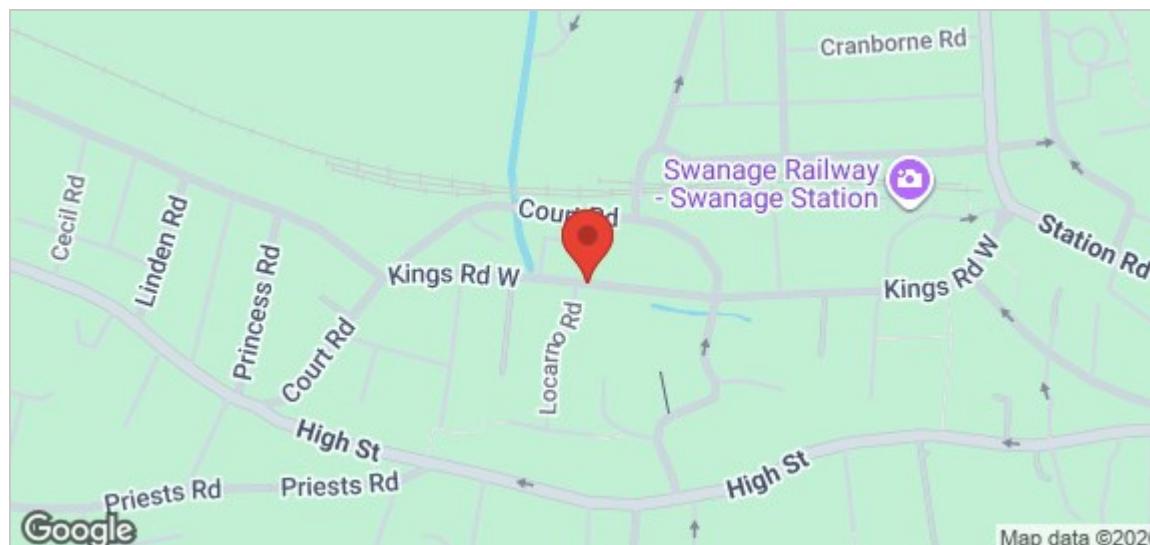
Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/



#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		