



Cranborne Road
Swanage, BH19 1EA

 2  1  1  C

£1,100 PCM

Hull
Gregson
Hull



Cranborne Road

Swanage, BH19 1EA

- Long Term Let
- Well Maintained and Decorated
- Light & Airy
- New Bathroom
- New Kitchen
- Spacious Accommodation
- Top Floor
- Superb Town Centre Location
- Parking Space
- EPC = C





Nestled on the charming Cranborne Road in the picturesque town of Swanage, this recently modernised two-bedroom apartment offers a delightful blend of comfort and contemporary living. The property is available for let unfurnished.



As you step inside, the communal entrance, stairs ascend to the top floor, upon entering the apartment you will be greeted by a spacious reception room that provides an inviting atmosphere, perfect for both relaxation and entertaining guests.

The property boasts two well-proportioned bedrooms, each designed to maximise space and

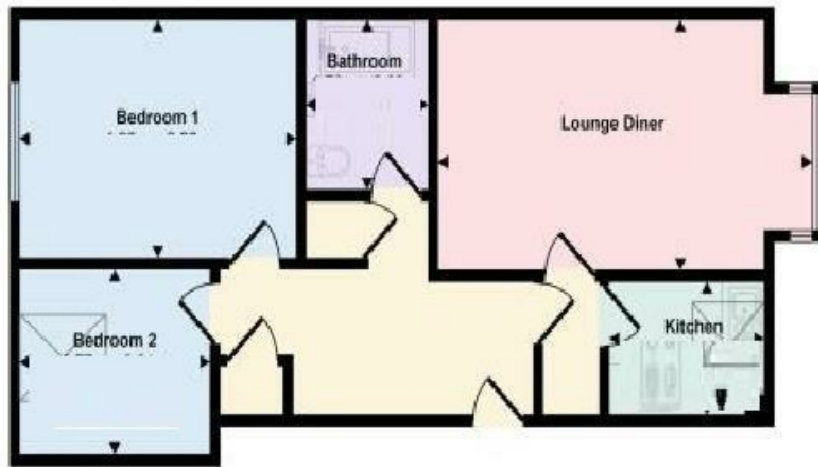


natural light, ensuring a restful retreat at the end of the day. The modern bathroom is thoughtfully appointed, featuring contemporary fixtures that enhance the overall appeal of the home. The kitchen is also being tastefully modernized.

One of the standout features of this property is the private parking space, a rare find in such a central location, providing convenience and peace of mind. Situated on the top floor, the accommodation benefits from a pleasant outlook allowing you to enjoy the surrounding scenery.

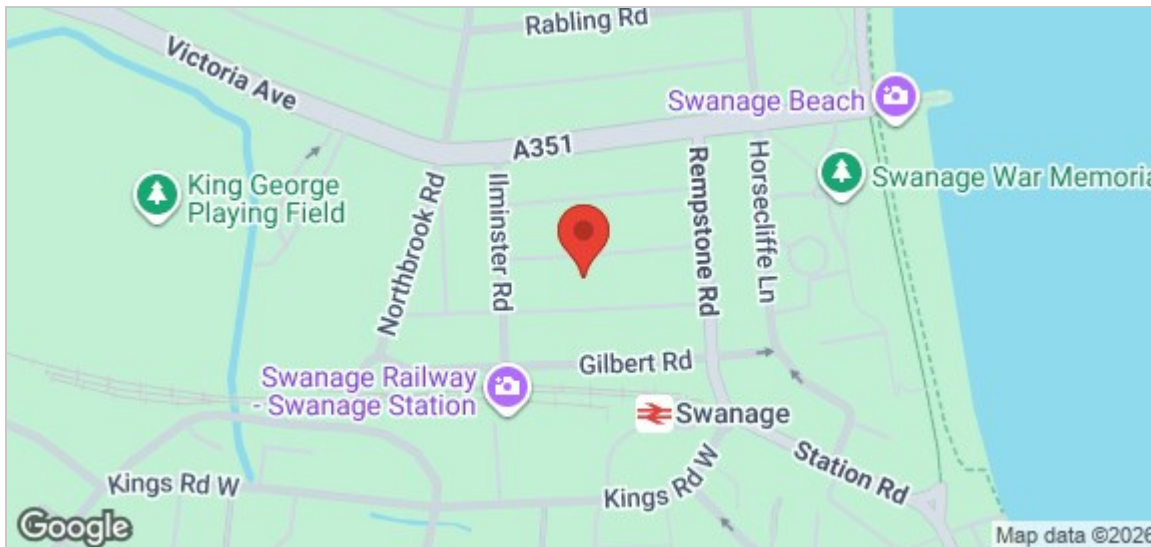
This apartment is ideal for those seeking a tranquil lifestyle in Swanage, with its stunning coastline and vibrant community just a stone's throw away. This property offers a wonderful opportunity to embrace the best of coastal living.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as Bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Bedroom One
13'1" x 9'5" (4.00 x 2.88)

Bedroom Two
9'1" x 7'3" (2.77 x 2.21)

Lounge / Diner
17'8" x 9'11" (5.40 x 3.04)

Kitchen
7'6" x 5'1" (2.31 x 1.57)

Bathroom
5'9" x 6'7" (1.76 x 2.03)

Lettings Additional Information.

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

Property type: Top Floor 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

Tenant Fees.

Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six

weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	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	
Current	77 79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(39-60) C	
(15-59) D	
(9-38) E	
(1-8) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
England & Wales	
EU Directive 2002/91/EC	