

## Swanbrook Mews

Kings Road West Swanage, BH19 1HR



£1,100 PCM

**H**ull  
**G**regson  
**H**ull



## Swanbrook Mews

Kings Road West Swanage,  
BH19 1HR

- Two Bedroom Top Floor Flat
- Spacious Accommodation
- Lovely Outlook over Swanage Railway to the Purbeck Hills
- Close to Town Centre and All Amenities
- Renovated Kitchen
- Large Lounge/Dining Room
- Southerly Facing Bedrooms
- Allocated Parking Space
- Renovated Bathroom
- Available Now





This **TWO BEDROOM TOP FLOOR APARTMENT** is located in a convenient position within **EASY WALKING DISTANCE** from the town centre, sea front and all amenities. With an **ATTRACTIVE OUTLOOK** towards Ballard Down over the popular private Swanage Railway, the apartment has **SPACIOUS ACCOMMODATION** and the benefit of an **ALLOCATED PARKING SPACE**.

Within the flat you will find a brand new spacious kitchen and bathroom. All rooms within the apartment are bright, spacious and airy. The main bedroom boasts space for a king size bed and has built in wardrobes. Outside, there



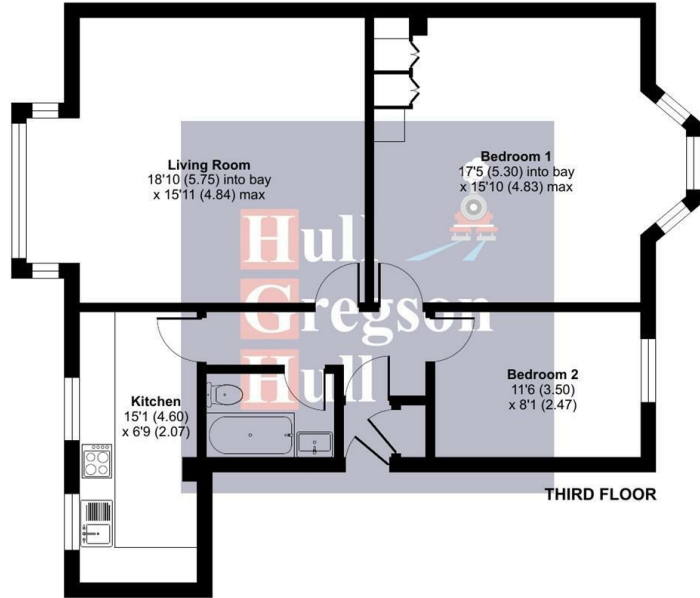
is a communal garden alongside the Swan Brook, an allocated parking space and drying area.



## Kings Road West, Swanage, BH19

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1350252

**Lounge/Diner**  
18'10" x 15'10" (5.75 x 4.84)

**Kitchen**  
15'1" x 6'9" (4.60 x 2.07)

**Bedroom One**  
17'4" x 15'10" (5.30 x 4.83)

**Bedroom Two**  
11'5" x 8'1" (3.5 x 2.47)

### 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: Purpose built apartment  
Property construction: Standard  
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central

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

### 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.

### Tenant Fees.

#### Pet Policy -

In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

#### 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).

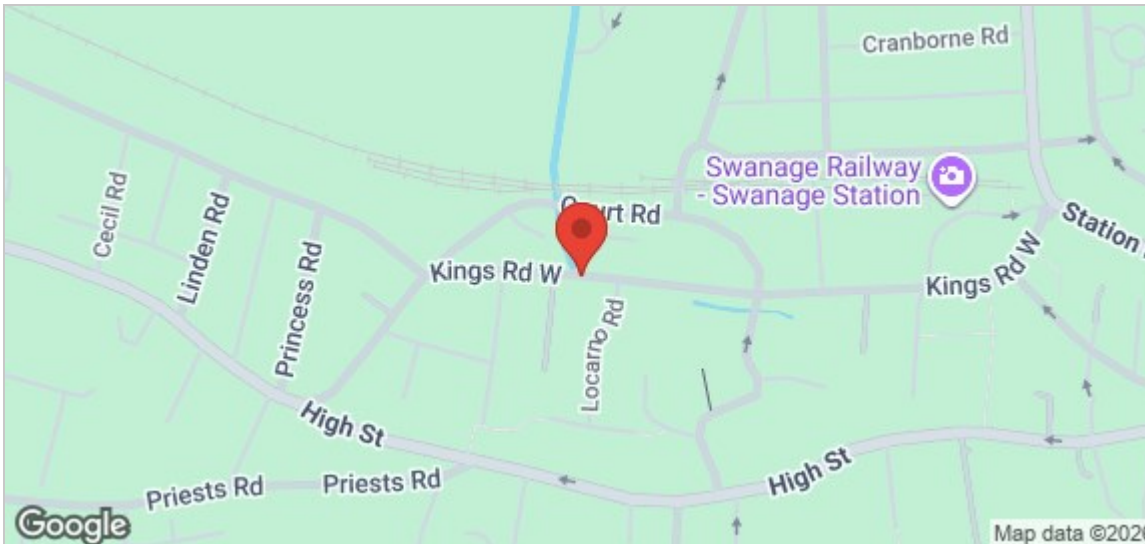
Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.  
This covers damages or defaults on the part of the tenant during the tenancy.

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)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	