

Victoria Avenue

Swanage, BH19 1AP

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£1,300 Per Month

Hull Gregson Hull

Victoria Avenue

Swanage, BH19 1AP

- Long Term Let
- Two Double Bedrooms
- Modern Kitchen & Utility Area
- Available Now
- Ground Floor Apartment
- Short Stroll To Swanage Beach
- Nearby Local Transport Links
- Private Enclosed Garden
- Pets Permitted
- Unfurnished

















A beautifully presented three-bedroom ground floor apartment, ideally situated just moments from Swanage seafront.

This attractive apartment on Victoria Avenue offers spacious and well-appointed accommodation, finished to a high standard throughout. Ideally positioned within easy reach of Swanage's beautiful seafront, the property is also just a short stroll from the town centre, high street and a variety of local amenities.

The accommodation comprises a generous lounge/diner, providing an excellent space for both relaxing and entertaining, alongside a modern

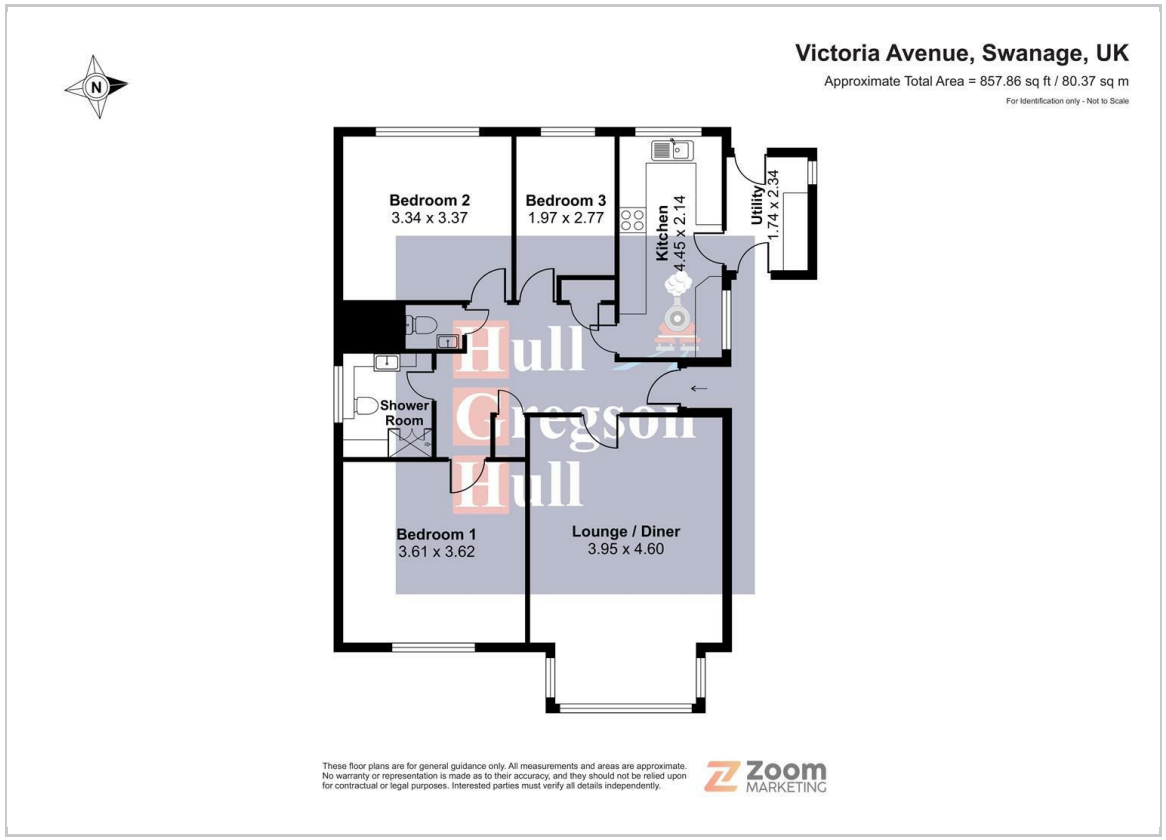


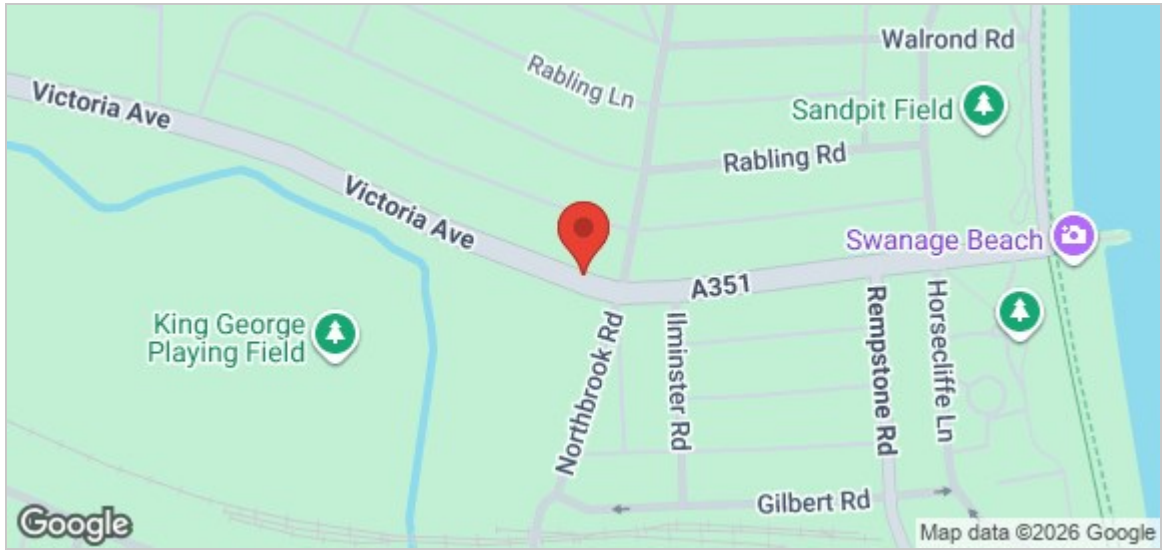
fitted kitchen and separate utility room. The kitchen offer a range of wall and base units, alongside generous countertop space. The kitchen comes with countertop hob and integrated single oven. To the side of the kitchen is the utility room. There are two well-proportioned double bedrooms and a further single bedroom, offering flexibility for family living, visiting guests or those requiring a home office.

The bathroom is fitted with an enclosed shower cubicle, close-coupled WC and wash hand basin with vanity unit beneath. Adjacent to the bathroom is a separate WC and wash hand basin.

Externally, the property benefits from its own enclosed, low-maintenance garden, providing a pleasant outdoor space to enjoy. Further benefits include an allocated parking space situated to the rear of the property.

An excellent opportunity to acquire a beautifully presented apartment in a highly convenient coastal location, ideally suited for those wanting to be close to town but not in the town centre.





Lounge Dining Room
12'11" x 15'1" (3.95 x 4.60)

Kitchen
14'7" x 7'0" (4.45 x 2.14)

Bedroom One
11'10" x 11'10" (3.61 x 3.62)

Bedroom Two
10'11" x 11'0" (3.34 x 3.37)

Bedroom Three
6'5" x 9'1" (1.97 x 2.77)

Tenant Fee's

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.

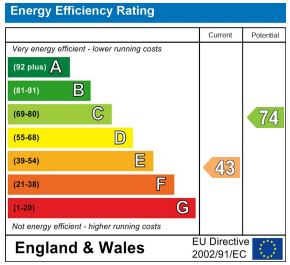
Lettings Additional Info

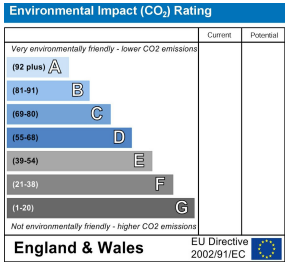
The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Ground Floor Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric storage heaters
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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