

Station Road
Swanage, BH19 1AB

2 2 1 B

£925 PCM

Hull
Gregson
Hull

Station Road

Swanage, BH19 1AB

- Two Bedroom First Floor Apartment
- Lift or Stair Access
- Two Shower Rooms
- Large Southerly Facing Balcony
- Available Immediately for a Long Term Let
- Unfurnished
- Open-Plan Living/Kitchen Area
- Electric Heating
- EPC 'B'

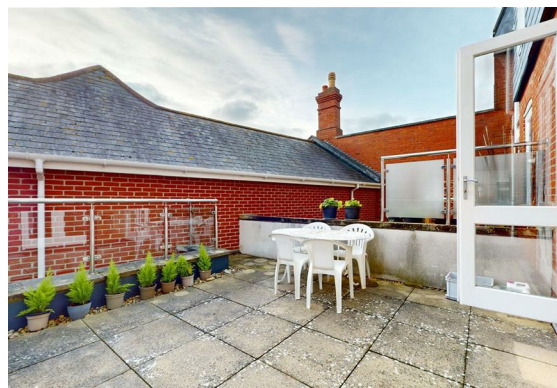




Available for a LONG TERM LET, a TWO BEDROOM, UNFURNISHED APARTMENT situated in Swanage TOWN CENTRE with the benefit of an EN SUITE to the main bedroom, SHOWER ROOM and LARGE, PRIVATE BALCONY. The apartment is conveniently located CLOSE TO ALL AMENITIES and MAIN BEACH.

The apartment is situated on the first floor of a modern, secure building and is accessed by lift or stairs. The accommodation is to the rear of the building facing in a southerly direction, therefore benefiting from maximum light ingress and includes a spacious balcony, perfect for alfresco dining.

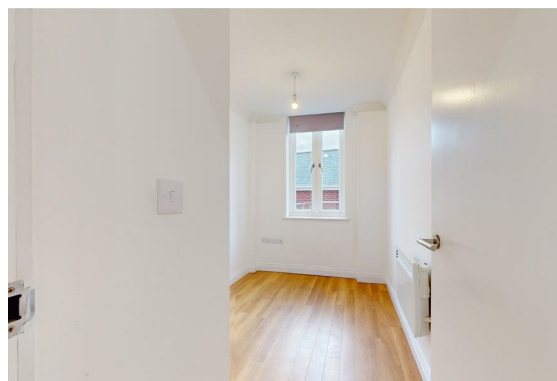
Enter the HALLWAY with laminate flooring through to the



LIVING/KITCHEN AREA which has double glazed French doors leading outside. The kitchen is equipped with a range of worktops with sink and drainer, electric hob with under oven and filtration hood over. Also included is an integral dishwasher and under counter fridge. The living area has space for a small table and chairs, sofa and coffee table.

The MAIN BEDROOM has a double built-in wardrobe and EN SUITE shower room comprising tiled shower cubicle, wash basin and WC.

BEDROOM TWO is a single bedroom or would suit as a STUDY. Completing the accommodation, a second SHOWER ROOM with wash basin and WC.



On the ground floor there is a COMMUNAL LAUNDRY/DRYING AREA and outside a large bike store and refuse containers. NB: There is no parking and the building operates a 'no pets' policy.

Council Tax is a Band 'B'.

The apartment would be suitable for one or two persons and is AVAILABLE IMMEDIATELY.



Living Room/Kitchen
17'6" x 8'7" max (5.34m x 2.64 max)

Main Bedroom
8'5" x 7'11" (2.58m x 2.43m)

En Suite Shower

Bedroom Two
9'5" x 6'6" (2.88m x 1.99m)

Shower Room

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: First Floor Flat above Retail Premises

Property construction: Standard

Council Tax 'B@

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

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

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)
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.

