



## Wadmore Lane

Studland Swanage, BH19 3AY



**£812 PCM**



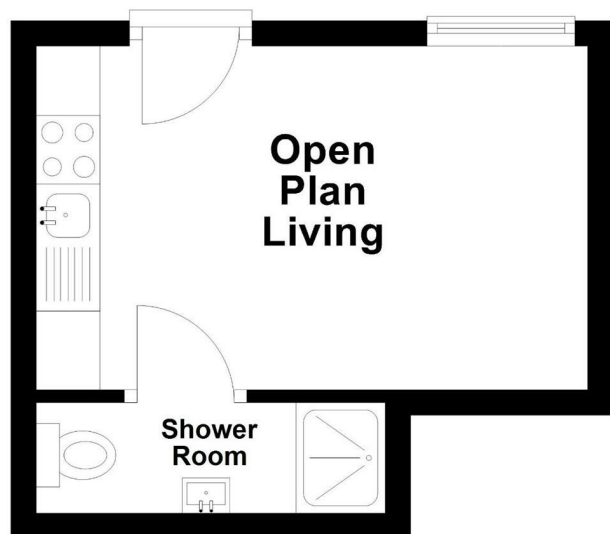


## Wadmore Lane

Studland Swanage, BH19 3AY

- Studio Room
- Quiet Location
- Close To Beaches
- Modern Showroom
- One Allocated Parking Space
- Communal Laundrette
- Council Tax Included
- Kitchenette
- Built in Wardrobe and Storage
- Communal Garden Area





Single Lodging Room £812 PCM in PEACEFUL LOCATION close to beaches, Unfurnished and parking. Suitable, but not exclusively, for those who may be working seasonally in the area and who have their own transport, although the bus route between Bournemouth and Swanage is within walking distance.

This unit has combined living/kitchen/bedroom area and separate shower.

Constructed to high specification these unfurnished units are well insulated and have electric underfloor heating. The electricity is payable by the Licensee, but water is included in

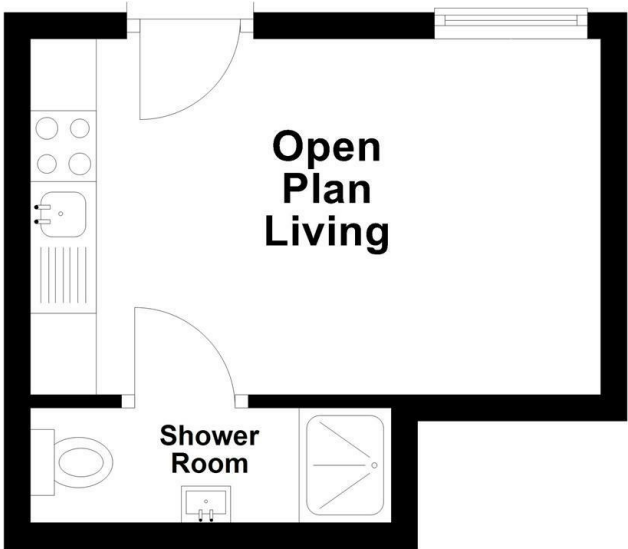
the licence fee, as is use of the communal laundry facility located in a separate building within the complex. Residents will have to make their own arrangement for internet/ Wifi. Council tax is included in asking price.

Each unit has its own outside space and some overlook an attractive lawn and shingle quadrangle. There is one allocated parking space per unit.

VAT is charged on the first month's rent only and the first and last month's fees are payable before occupation. Please note that electricity + VAT is charged in advance by the owner with any surplus payment refunded at the end of the term of occupation.

EPC - 'C'

**Studio Living**  
14'6" (m) x 8'10" (m) (4.42 (m) x 2.70 (m))



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