



Institute Road
Swanage, BH19 1BX



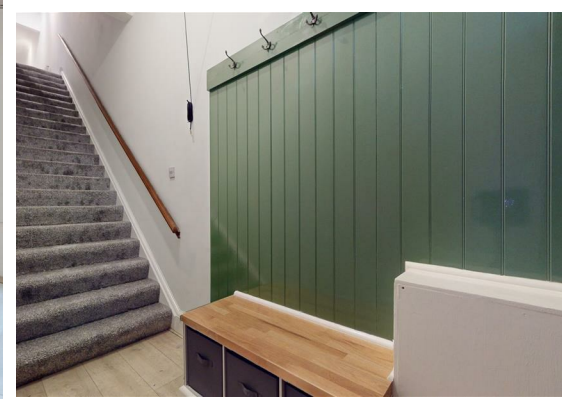
£1,100 PCM



Institute Road

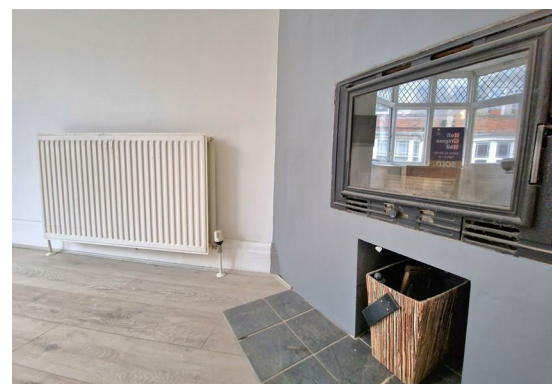
Swanage, BH19 1BX

- Three Bedroom First Floor Flat
- Roof Terrace
- Well Positioned
- Open Plan Kitchen / Reception Area
- Modern Kitchen
- Log Burner
- Large Bay Window
- Close To Amenities
- Well Presented
- Short Stroll to the Beach





Welcome to this charming **THREE BEDROOM, FIRST FLOOR** flat located on Institute Road in the picturesque town of Swanage. The property boasts **THREE DOUBLE** bedrooms, an open plan kitchen-diner, **ROOF TERRACE** and available for **LONG TERM LET**.



Upon entering, you are greeted by a large hall with stairs rising to the accommodation.

The front of the flat is occupied by a sizeable open plan kitchen/reception room, perfect for entertaining guests or



relaxing after a long day. The living area boasts a large bay window, log burner and ample space for furniture. The space is completed by a modern grey kitchen with an integrated oven, inset gas hob and breakfast bar, as well as ample space for further freestanding appliances.

The property has three well-proportioned bedrooms, offering ample space for a growing family or those in need of a home office.

A family bathroom completes the accommodation.

One of the unique features of this property is the roof terrace, where you can enjoy your morning coffee. It's the perfect spot to soak up some sun or host a summer barbecue with friends.

Located in a sought-after area, this flat is ideal for those looking to enjoy the tranquillity of Swanage while still being close to local amenities and transport links.

Please contact the office so we can send you a questionnaire to complete prior to being invited for viewing.





Open Plan Kitchen / Reception Area
18'0" x 16'4" into bay (5.5 x 5 into bay)

Bedroom One
11'1" x 12'5" (3.4 x 3.8)

Bedroom Two
11'1" x 10'5" (3.4 x 3.2)

Bedroom Three
8'11" x 7'6" (2.72 x 2.31)

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: Maisonette 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		