



EAST
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Lower High Street

Swanage, BH19 2LN

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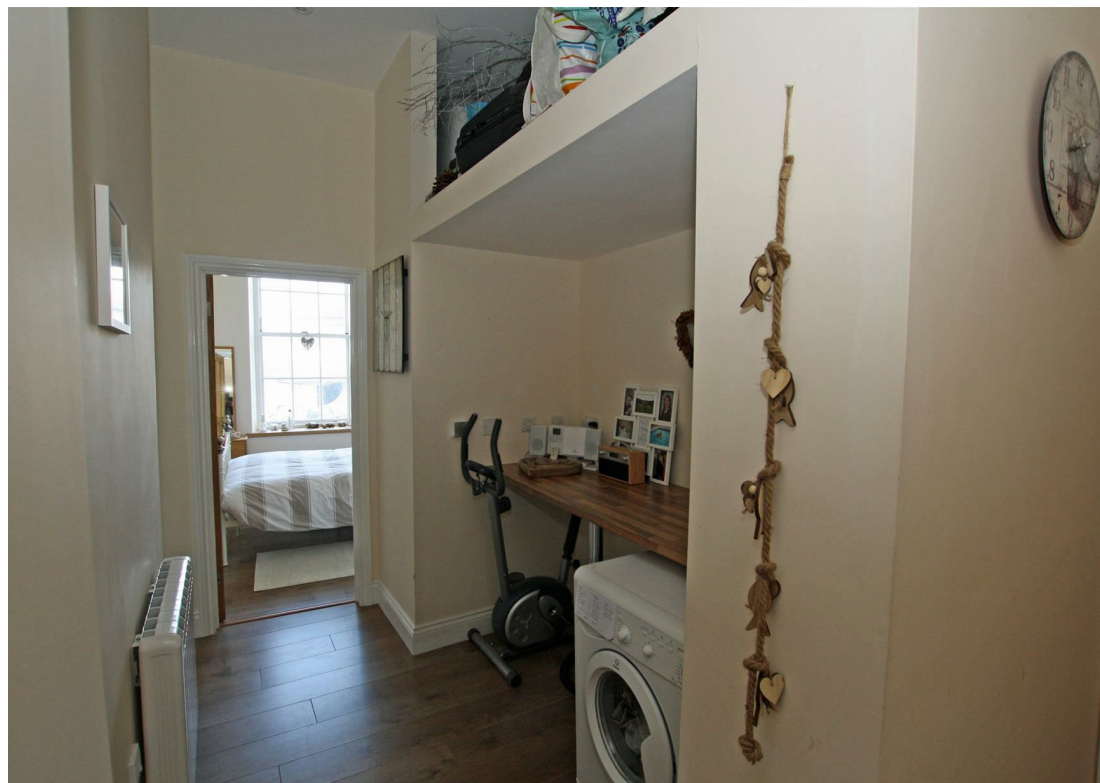
£850 Per Month



Lower High Street

Swanage, BH19 2LN

- Long Term Let
- Built in Wardrobe in bedroom
- Open Plan Living Room/Kitchen
- Unfurnished
- First Floor Apartment
- Close To Local Amenities
- Parking Available
- Sea & Pier Views
- Integrated Kitchen Appliances
- EPC = TBC



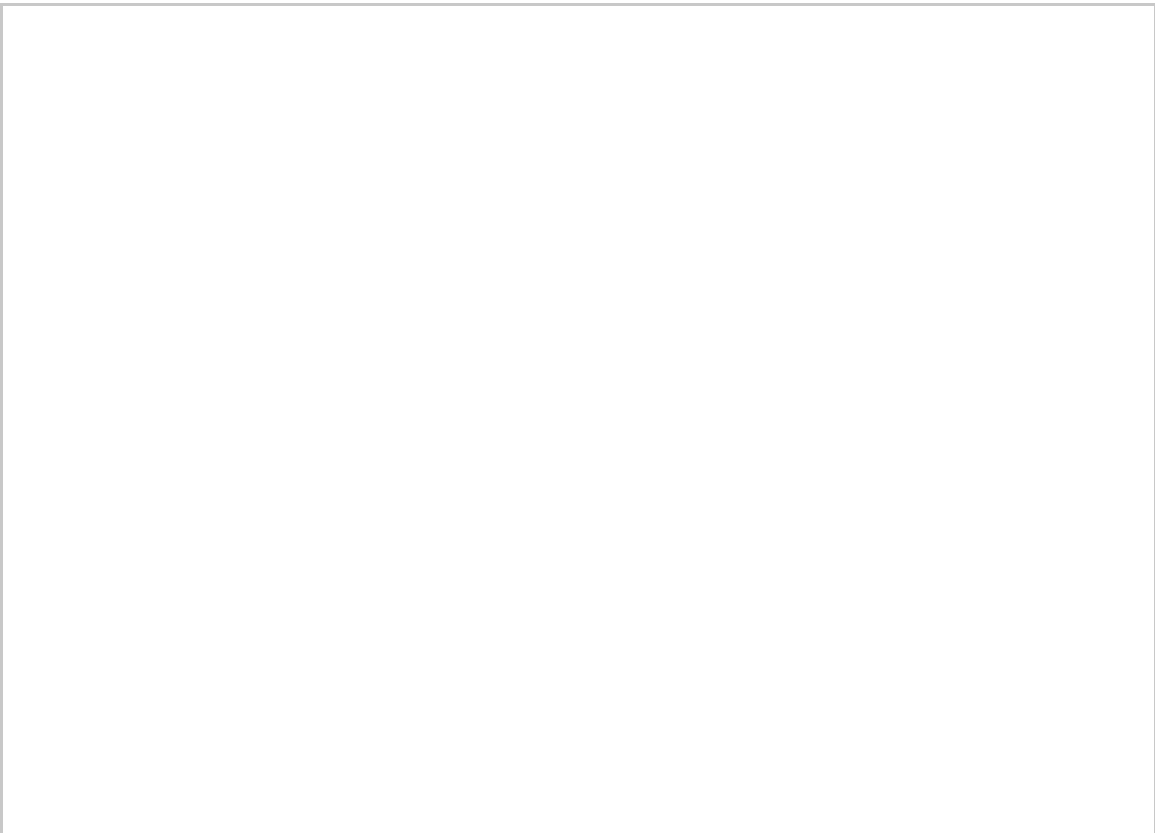


Situated in the centre of Swanage, this well presented one-bedroom apartment on Lower High Street offers a perfect blend of modern comfort and coastal charm. Ideally situated in the town centre, the property provides easy access to an excellent selection of local shops, cafés, restaurants, and everyday amenities, ideal for enjoying the vibrant seaside lifestyle.

The apartment offers a bright and inviting open plan living space where you can relax. The interior is thoughtfully designed to create a light and airy atmosphere, complemented by a contemporary kitchen. Integral appliances include electric hob, fridge/freezer and dishwasher. The

double bedroom comprises a built in wardrobe and views towards the sea. Completing the property is the modern bathroom, which is fully tiled and comprised of modern L-shape bath with shower over, close coupled WC and wash hand basin inset in vanity unit.

Available from Late June, this superb property presents an excellent opportunity to enjoy life in one of Dorset's most sought-after seaside towns.



Open Plan Living

13'97 x 13'66 (3.96m x 3.96m)

Bedroom

10'88 x 9'02 (3.05m x 2.79m)

Bathroom

8'52 (max) x 5'40 (2.44m (max) x 1.52m)

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: Apartment
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Electric 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. 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 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).

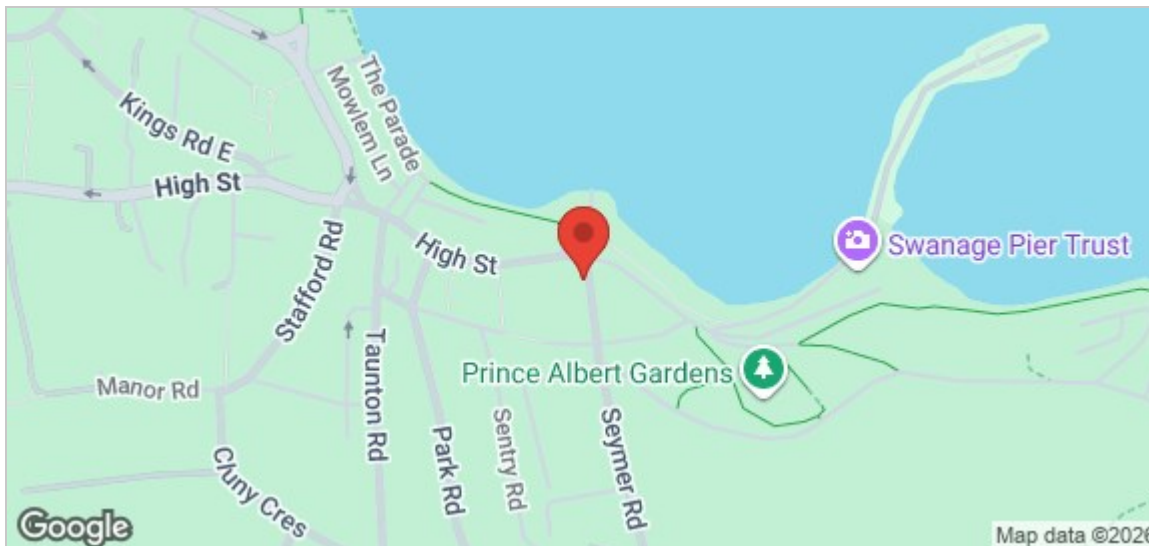
Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
 This covers damages or defaults on the part of the tenant during the tenancy.

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)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	48	
EU Directive 2002/91/EC		

Environmental impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		