



Gilbert Road
Swanage, BH19 1DY

£1,250 PCM

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- Stylish Penthouse Apartment
- Close to Town Centre
- 2 Bedrooms
- Bathroom and En Suite Shower Room
- Spacious Lounge/Dining Room
- Balcony
- Beautiful Southerly Views to Countryside
- Well Appointed Kitchen
- Allocated Parking
- Available For Immediate Let





A STYLISH, TWO BEDROOM PENTHOUSE APARTMENT with SOUTHERLY VIEWS, BRIGHT & WELL-APPOINTED located within 200 YARDS OF THE TOWN CENTRE and 500 YARDS OF THE SEA FRONT. Benefiting from LIFT ACCESS, an ALLOCATED PARKING SPACE, this lovely property is offered FOR LET with immediate move in.

This second floor apartment, built to a high specification including oak doors to all rooms and a pale decor throughout to maximise the light and airy ambience of the accommodation. The penthouse apartment is accessed via a communal intercom. Enter the main hallway and the apartment spans right to left across the width of the building with a tiled floor flowing along the hallway and into the kitchen and bathrooms.



To the left, a spacious lounge/dining room overlooks the private Swanage Steam Railway and across the interesting architecture of the town towards the southerly countryside. Well-lit with light permeating through the windows, a glazed door opens onto the balcony - a space for two chairs and a table from which to enjoy breakfast, lunch or afternoon tea whilst enjoying the vista. The lounge has ample room for freestanding and dining furniture.

Returning along the hallway and into the bespoke kitchen which comprises a sleek range of bespoke gloss fronted kitchen units with quartz worktops skirting the walls and providing plenty of storage. The sink is inset, and integral appliances include 'Bosch' oven with induction hob and filtration hood over, separate oven/microwave, fridge/freezer, dishwasher and washer/dryer. Along the hallway, a built-in cupboard and a tall gloss cloaks cupboard provide useful storage.

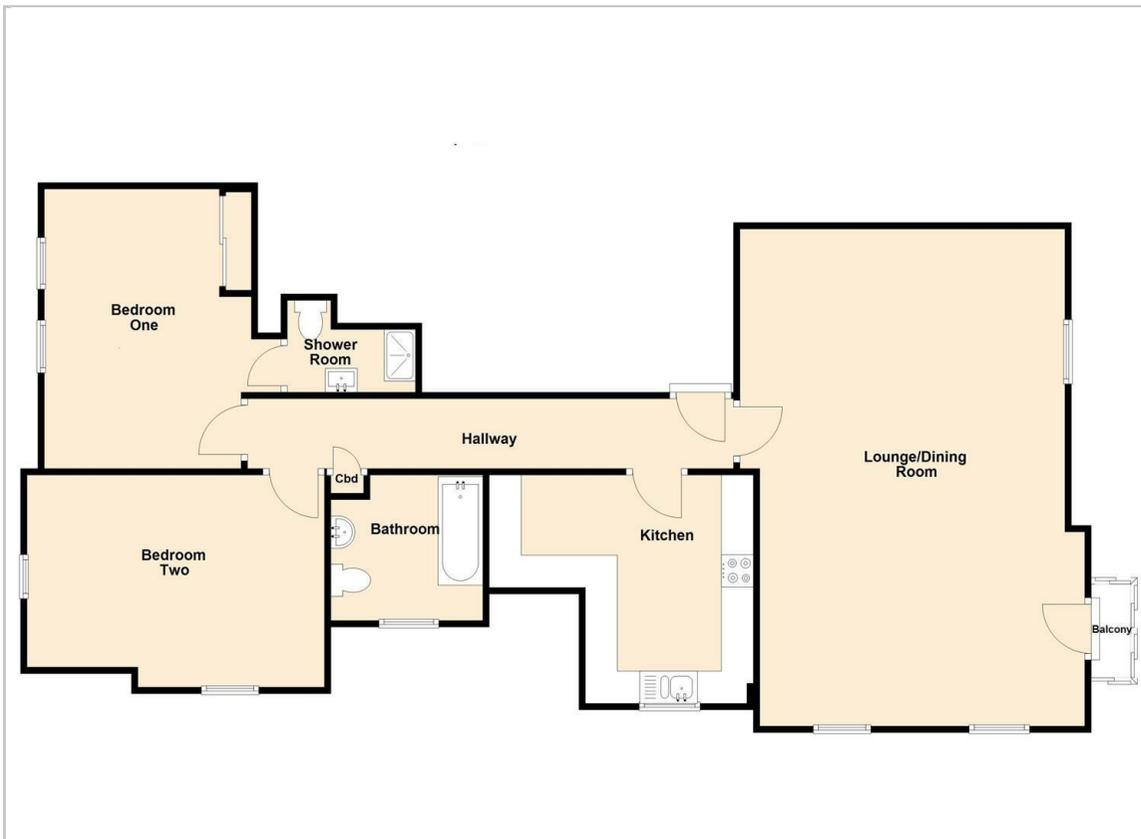
The two bedrooms are each neutrally decorated with light spilling through windows in the sloping ceilings. The main bedroom has a wardrobe built-in and the benefit of a fully tiled shower room en suite. This comprises shower cubicle with rainfall shower, wall-mounted wash basin with LED lit mirror over and WC. Bedroom two has complementary space-saving built in wardrobe and chest of drawers.

Finally, the bright, elegant and fully tiled bathroom comprises a suite of bath with useful end storage compartments, low-level WC, vanity unit, and heated ladder towel rail.

Outside, an allocated parking space is to the rear of the building and the well-tended walled communal garden is southerly facing and located to the front.

'Haycrafts House' is a modern and attractive, ideally located and well maintained residential block of eight apartments sensitively constructed in the early 2010s with attractive local Purbeck stone elevations, typical of buildings in the popular seaside town of Swanage.





Lounge/Dining Room
25'3" x 16' max, 15'7" min (7.70m x 4.88m max, 4.75m min)

Kitchen
13'6" max x 11'5" max (4.14 max x 3.48m max)

Bedroom One
14'5" x 13'7" max (4.41m x 4.16m max)

En Suite
7'1" x 4'7" max, 2'10" min (2.16m x 1.41m max, 0.88m min)

Bedroom Two
9'6" max x 11' max (2.90m max x 3.35m max)

Bathroom
8'2" max x 6'4" (2.49m max x 1.95m)

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: Top (2nd) Floor 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



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			
England & Wales	EU Directive 2002/91/EC	82	82

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