



**14 Rempstone Road**

Swanage, BH19 1DS

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**£1,200 PCM**



# 14 Rempstone Road

Swanage, BH19 1DS

- Superbly Located Ground Floor Apartment
- Close to Main Beach and All Town Centre Amenities
- Three Bedrooms (One with En-Suite)
- Spacious Reception Room
- Unique Development in Art Deco Style
- Good Sized Kitchen
- Allocated Parking Space
- Paved Front Garden and Patio to Rear
- Available To Let Immediately
- Unfurnished





CONVENIENTLY LOCATED in the heart of Swanage and just a SHORT DISTANCE FROM THE SEAFRONT and town centre amenities this GROUND FLOOR APARTMENT has THREE BEDROOMS and the benefit of an ALLOCATED PARKING SPACE.



'Deco' is an elegant, modern development of 7 apartments constructed in 1930's art deco style which overlooks open recreation ground with Swanage Beach just a stone's throw beyond.



Enter through the smart communal entrance lobby and into a spacious and bright hallway through to the main



reception room. Here floor to ceiling windows and French doors present an outlook over Horsecliffe Lane towards the open recreation ground with its popular bandstand and the War Memorial. This spacious room provides an ideal place to dine and to enjoy the scene in the Summer months and the sunrise throughout the year. Step outside and a patio provides a place to site a small table and chairs.

The Kitchen also has an easterly outlook over the recreation ground and provides ample room for food preparation and a good array of storage cupboards. It includes an integral, eye-level double oven, six burner gas hob with filtration hood, dishwasher and space to site a fridge/freezer and washing machine.

Return to the hallway to find the spacious, 18' long Main Bedroom which has feature, art deco inspired curved walls and a bright westerly aspect. An en suite shower room comprises walk in shower cubicle with glazed screen, pedestal basin and WC. Adjacent, Bedroom Two which has a private exit to the front of the building onto a private paved and westerly facing garden, ideal for taking advantage of the afternoon sun.

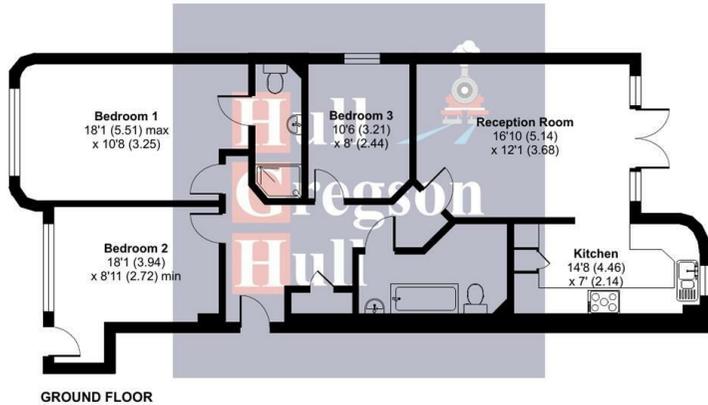
Bedroom Three is an ideal guest room or could be used as a study, office or workroom. The Bathroom has half-tiled walls with a white suite comprising oval bath with shower attachment, washbasin and WC.



The apartment includes an allocated parking space which is situated close to the rear of the property and accessed from Horsecliffe Lane.

# Rempstone Road, Swanage, BH19

Approximate Area = 974 sq ft / 90.5 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhocom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1247722

## Lounge/Dining Room

16'10" x 12'0" (5.14 x 3.68)

## Kitchen

14'7" x 7'0" (4.46 x 2.14)

## Bedroom One

18'0" 10'7" (5.51 3.25)

## Bedroom Two

12'11" x 8'11" (3.94 x 2.72)

## Bedroom Three/Study

10'6" x 8'0" (3.21 x 2.44)

## Bathroom

## 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: 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](http://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.

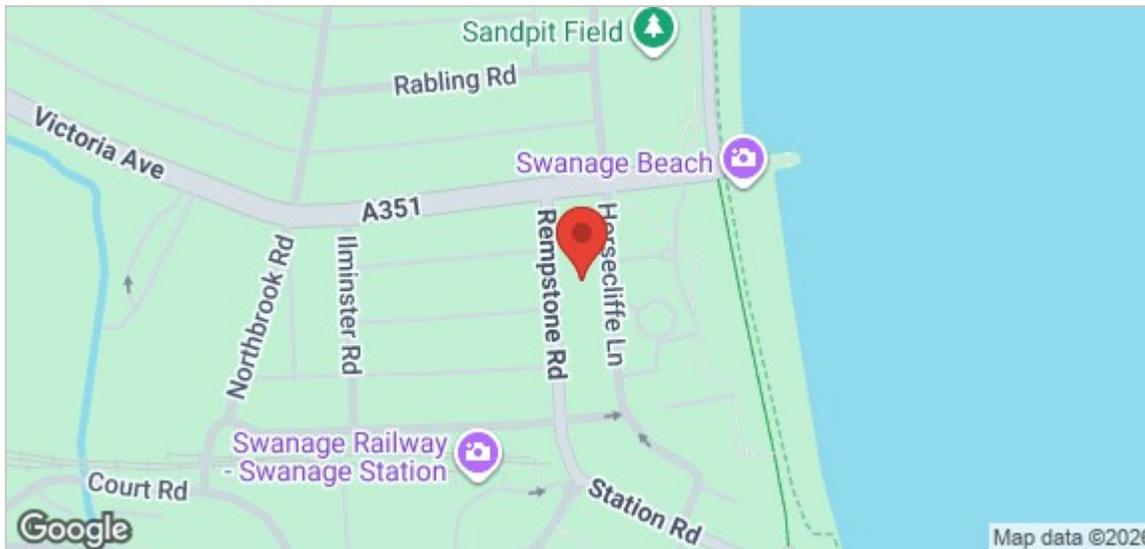
## Tenant Fees.

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



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		
EU Directive 2002/91/EC	78	78
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		