



**Findlay Place**  
Swanage, BH19 1JW



£825 PCM

**Hull**  
**Gregson**  
**Hull**

# Findlay Place

Swanage, BH19 1JW

- First Floor Apartment
- Easy Reach To Local Amenities
- Modern Fitted Kitchen
- Bathroom
- South Facing Living Room
- Available For Let
- Unfurnished
- Parking Available On First Come Basis
- Great Location
- EPC Rating: D





large enough for a cosy corner sofa and coffee table.

The living room leads conveniently into the kitchen, where you will find handy base and eye-level storage cupboards, electric hob and oven, inset sink and space for base level fridge and freezer.

Next, you are easily drawn into a short hallway, leading off to the bedroom, which is a good sized double room with space for a large double bed and wardrobe. Across the hall is the bathroom, complete with bathtub with shower over, W.C., wash basin, heated towel rail and a medicine cabinet. The hallway is also fitted with a useful wall to ceiling storage cupboard at the end.

Outside, there are grassy communal gardens to enjoy as well as unallocated parking on a first come, first served basis. There is a small private patio area to the left of the communal entrance, suitable for use as a bike store.

The property is situated in Newton Court, a pleasant residential block of apartments in Findlay Place, Swanage. The apartment is ideally situated, with bus stops & shops nearby. The town centre and beach is less than 1 mile away.

Agents notes: The property benefits from Gas Central heating throughout and is available for an immediate let.

We are pleased to introduce this well-maintained, first floor apartment, situated with close proximity of Swanage town centre and picturesque beach front. The property is available for a long term let and is unfurnished. Parking is available on site on a first come, first served basis and there is also a communal garden.

A communal entrance provides access into the apartment building and stairs ascend to the second floor. Upon entering the private apartment, you are welcomed into a bright and comfortable living room,

## First Floor



### Living Room

16'5" x 10'11" (5.01 x 3.33)

### Kitchen

11'2" x 5'4" (3.42 x 1.64)

### Bedroom

11'11" x 10'0" (3.64 x 3.05)

### Bathroom

6'0" x 5'4" (1.85 x 1.64)

#### 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: First Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk

#### Tenants 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 and 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 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.

