



Wadmore Lane
Studland Swanage, BH19 3AY



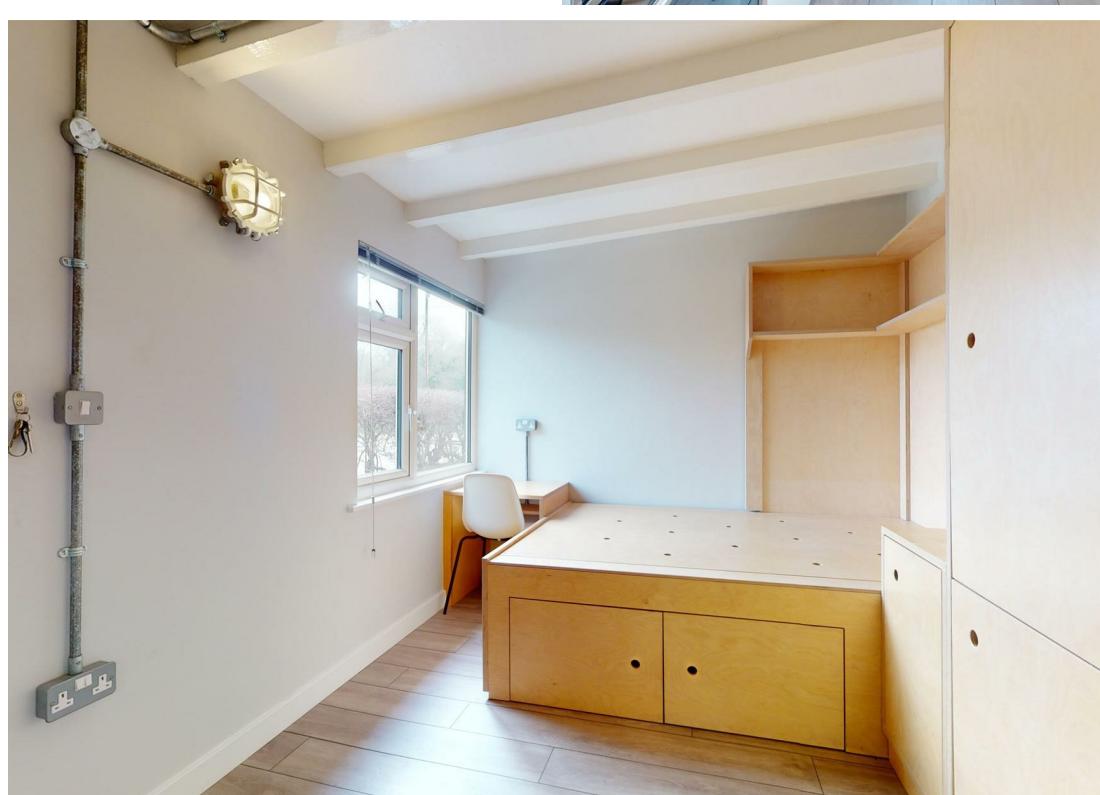
£820 PCM

Hull
Gregson
Hull

Wadmore Lane

Studland Swanage, BH19 3AY

- Ground Floor
- Studio Apartment
- Available for Long Term Let
- Allocated Parking
- Built in Storage
- Under Floor Heating
- Modern Shower Room
- Suitable For Single Occupier
- Access to Communal Laundry Room
- Nearby Country & Coastal Walks





Single Lodging Room in PEACEFUL LOCATION close to beaches, Unfurnished and parking. Suitable, but not exclusively, for those who may be working seasonally in the area and who have their own transport, although the bus route between Bournemouth and Swanage is within walking distance.

This unit has combined living/kitchen/bedroom area and separate shower.

Constructed to high specification these unfurnished units are well insulated and have electric underfloor heating. The electricity is payable by the Licensee, but water is included in

the licence fee, as is use of the communal laundry facility located in a separate building within the complex. Residents will have to make their own arrangement for internet/ Wifi. Council tax is included in asking price.

Each unit has its own outside space and some overlook an attractive lawn and shingle quadrangle. There is one allocated parking space per unit.

VAT is charged on the first month's rent only and the first and last month's fees are payable before occupation. Please note that electricity + VAT is charged in advance by the owner with any surplus payment refunded at the end of the term of occupation.

Room Fee per month: £820.00

Electricity per month: £50.00

VAT on Electricity: £10.00

Total: 880.00 per month

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Ground Floor, Studio Apartment

Property construction: Non-standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

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



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		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		