



High Street

Swanage, BH19 2PA

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£900 PCM



High Street

Swanage, BH19 2PA

- Ground Floor Apartment
- Two Double Bedrooms
- Modern Shower Room
- Undercover Allocated Parking Space
- Furnished Property
- Spacious Lounge with Views to Purbeck Hills
- Close to Beach & Local Amenities
- Short Walk to Town Centre
- Available Soon for Long Term Let
- No Pets due to Headlease





This TWO DOUBLE-BEDROOM, GROUND FLOOR, FULLY FURNISHED APARTMENT, with an UNDERCOVER ALLOCATED PARKING SPACE is AVAILABLE NOW for LONG TERM LET. The property is situated on High Street, Swanage, a SHORT WALK from the TOWN CENTRE, BEACH and LOCAL

AMENITIES.

Past the doorway and through the hallway, to your left, you find yourself in the main bedroom. The main bedroom comprises a double bed with two bedside cabinets, a wooden wardrobe as well as set of drawers. Running parallel to the main bedroom, you find the lounge diner. The space enjoys bay window boasting views over Swanage and Purbeck Hills. Also, the room contains two, two-seater sofa beds, a television on unit, dining table with six chairs and storage unit.

Heading further down the hallway, to your right you find the recently-fitted, modern shower room. The room comprises a low-level WC, wash-hand basin and enclosed double shower. Opposite the shower room is bedroom two. Bedroom two boasts two single beds, a wooden bedside unit and wooden wardrobe. The property's kitchen has wooden laminate effect worktops and ample storage space. It contains, a free-standing fridge freezer; washing machine; dishwasher and cooker.

This apartment also has the benefit of an undercover allocated parking space. Please note that pets are not permitted in this property due to a clause in the headlease.



Living Room
17' max x 11'5" (5.18m max x 3.48m)

Kitchen
9'10" x 7'8" (3.0m x 2.35)

Bedroom 1
10'10" x 9'2" (3.32m x 2.8m)

Bedroom 2
12'6" x 8'9" (3.82m x 2.68m)

Shower Room
6'10" x 4'4" (2.09m x 1.33m)

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 Flat
 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.

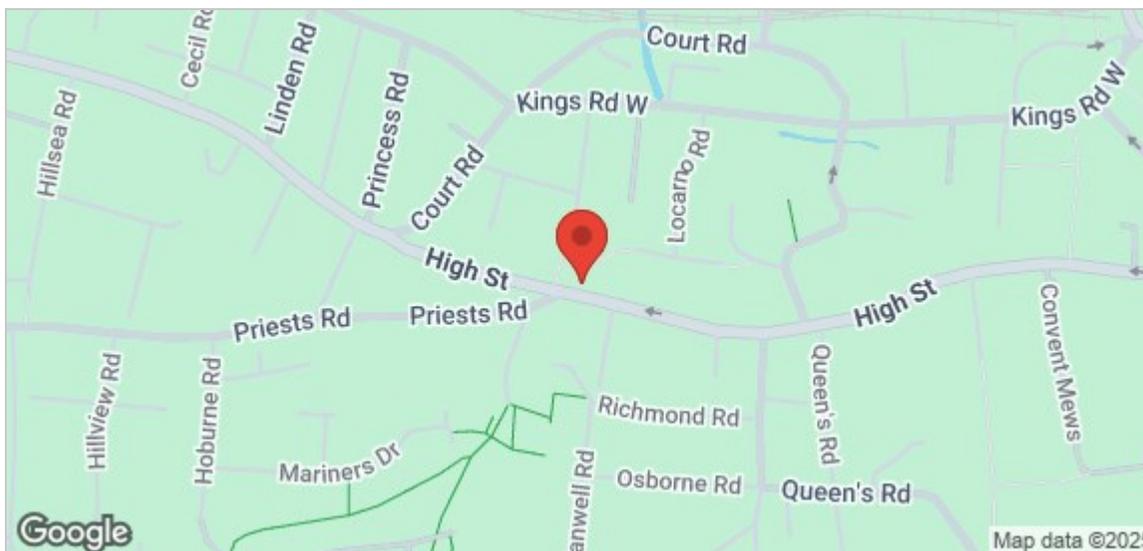
Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
 This covers damages or defaults on the part of the tenant during the tenancy.

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



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			
		65	75
England & Wales		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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	