Court Road

Swanage, BH19 1JB

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£1,150 Per Month

Hull Gregson Hull

Court Road

Swanage, BH19 1JB

- Modern Kitchen
- Light and Airy Throughout
- Modern Bathroom
- Two Double Bedrooms
- Private Rear Garden
- Fitted Wardrobe in Main Bedroom
- Recently Redecorated Throughout
- Available now
- Nearby Local Amenities
- Level Walk to Town Centre

AVAILABLE NOW for immediate move in, this stunning two bedroom apartment on Court Road is perfect for those looking to be near the heart of Swanage.

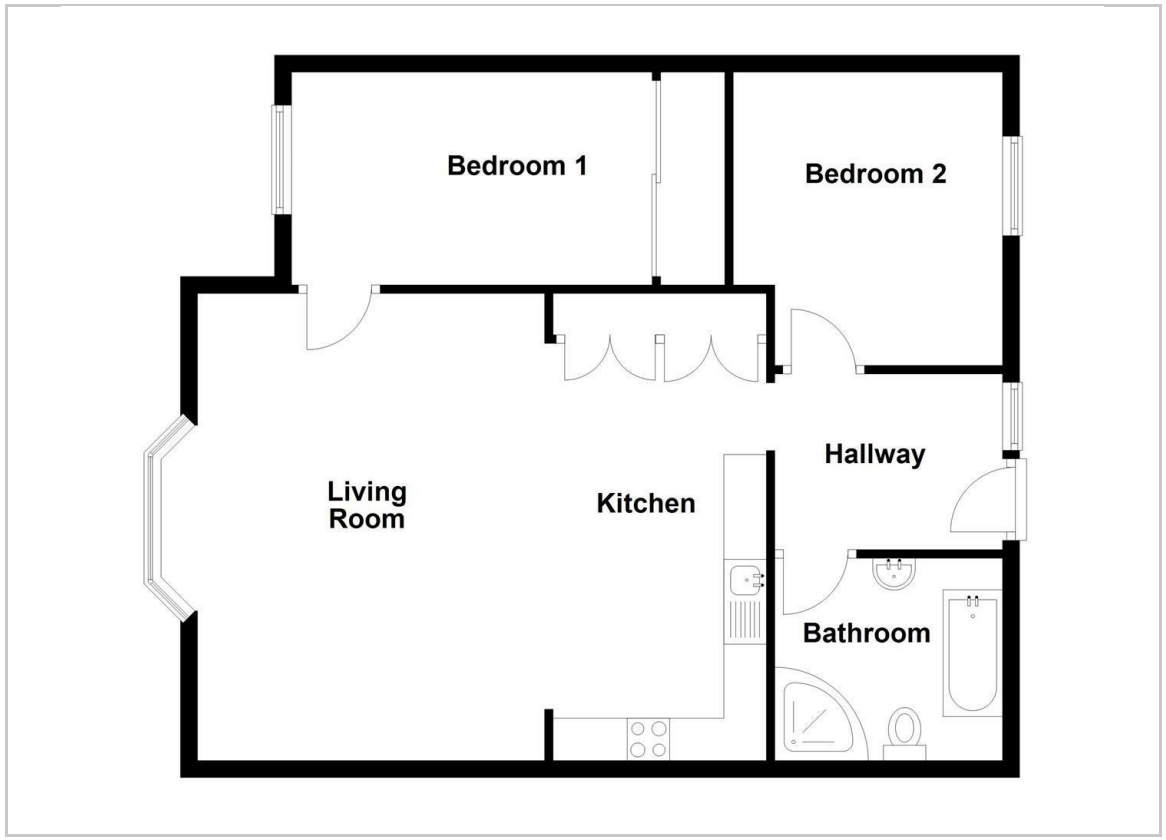
The property has been recently REDECORATED THROUGHOUT and boasts MODERN BATHROOM AND KITCHEN, with integrated appliances. The main room of the property is the spacious lounge / kitchen / diner. With a large bay window to the front of the room, it's the perfect place to entertain family and friends. The kitchen has plenty of storage space, with a range of base and wall units as well as four large floor to ceiling cupboards. The kitchen also includes integrated fridge, freezer, electric hob, fan assisted oven as well as a washing machine and dishwasher.

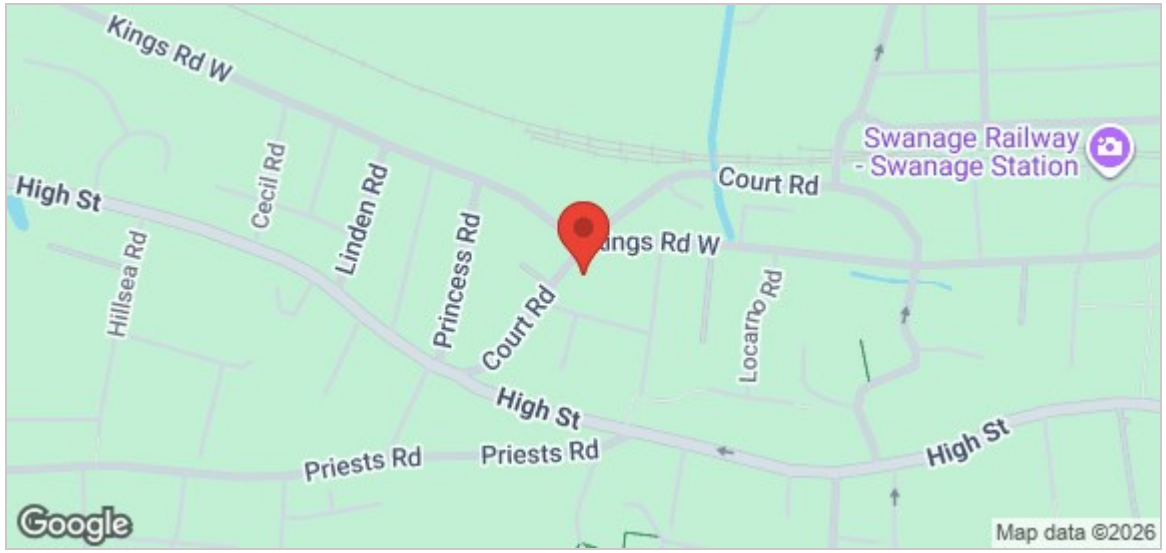
The bedrooms are both good sized double rooms, with the main bedroom benefitting from built in wardrobes, maximising the useable floor space.

Completing the apartment is the modern bathroom, with both a tradition style roll top bath, as well as enclosed corner shower, close coupled WC and a wash hand basin set within a vanity unit.

One of the standout features of this apartment is the private rear garden space, providing an ideal spot for relaxation or outdoor entertaining. Whether you wish to enjoy a morning coffee in the sun or host a small gathering with friends, this garden area adds a wonderful dimension to the property.

Available for immediate move-in, this flat is perfect for anyone looking to settle into a new home without delay. The combination of modern amenities and a tranquil setting makes this property a fantastic opportunity for a wide range of applicants.





Open Plan Living Space
21'11" x 18'0" (max) (6.69 x 5.5 (max))

Bedroom One
16'8" x 8'2" (5.10 x 2.51)

Bedroom Two
11'1" x 10'3" (3.4 x 3.14)

Tenant Fee's

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).

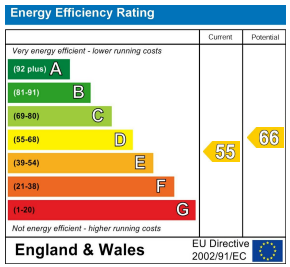
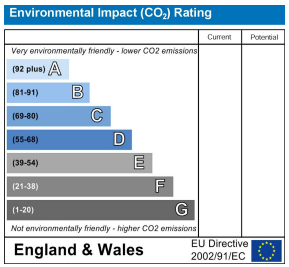
Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

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.