



OLIVER MILES

Chartered Surveyors - Estate Agents

Park Road £1,850 pcm

Available Beginning April 2023 4+ Bedroom Penthouse. 6 Month Let, Part Furnished



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: sales@olivermiles.co.uk

Tel: 01929 426655

Web: www.olivermiles.co.uk

- With Fabulous Sea Views
- Very Spacious Accommodation
- Separate Guest Room with En Suite

- 4 Bedrooms (1En Suite) , Family Bathroom
- Lift Access & Entryphone System
- 2 Parking Spaces

LOCATION & DESCRIPTION

This very spacious 4th floor penthouse is situated in an elevated position on the south side of Swanage approximately 350metres from Swanage town centre and all attractions. Downland and pathways along the Jurassic Coast to Durlston Country park and cliffs are in close proximity. There are extensive views along the Purbeck Hills to the West, across Swanage Bay to the Dorset and Hampshire Coastline and to the Isle of Wight from two private balconies to the front of the building. At the rear there is a further, private terrace with good seating area and with separate accommodation comprising a bedroom with en suite. The apartment has the benefit of gas-fired central heating and double glazed windows.

Available from the beginning of April 2023 for a period of 6 months, some furniture is included and other by separate negotiation.

TOP FLOOR ENTRANCE HALLWAY

Lift from Ground Floor. Fire exit via stairs.

ACCOMMODATION

(all measurements approximate)

HALL

Large storage cupboards.

CLOAKROOM

WC and wash hand basin.

BEDROOM 1 (N)

Door to circular balcony. Built in wardrobes, dressers with drawers and bedside cupboards.

EN SUITE SHOWER ROOM

Shower cubicle, wash basin, WC.

BEDROOM 2 (N & E)

BEDROOM 3/STUDY (S)

BEDROOM 4 (S)

Built-in wardrobe.

FAMILY BATHROOM

Panelled bath, washbasin, WC storage cupboards. Heated ladder towel rail.

LOUNGE (E & N)

Very spacious with a door to circular balcony with panoramic views.

DINING ROOM (N)

Door to Lounge.

KITCHEN (E & S)

Range of marble effect worktops with under and eye-level cupboards. Breakfast bar. American style fridge/freezer, dishwasher, washing machine and tumble dryer. Gas hob and eye-level double oven. Step and glazed door to:

ROOF TERRACE

Spacious and private terrace with storage areas.

GUEST ROOM/STUDY off the terrace, with en suite bath, wc and washbasin.

PARKING

Marked Parking area for 2 cars to the front of Durlston Point.

TENURE

Rent is £1850 pcm.

Tenant is responsible for outgoings including: Council Tax Band 'G' £3916.14 pa payable 2022/23 (not including single person's or other discount applicable), electricity, gas, water charges, television licence and telephone/broadband costs.

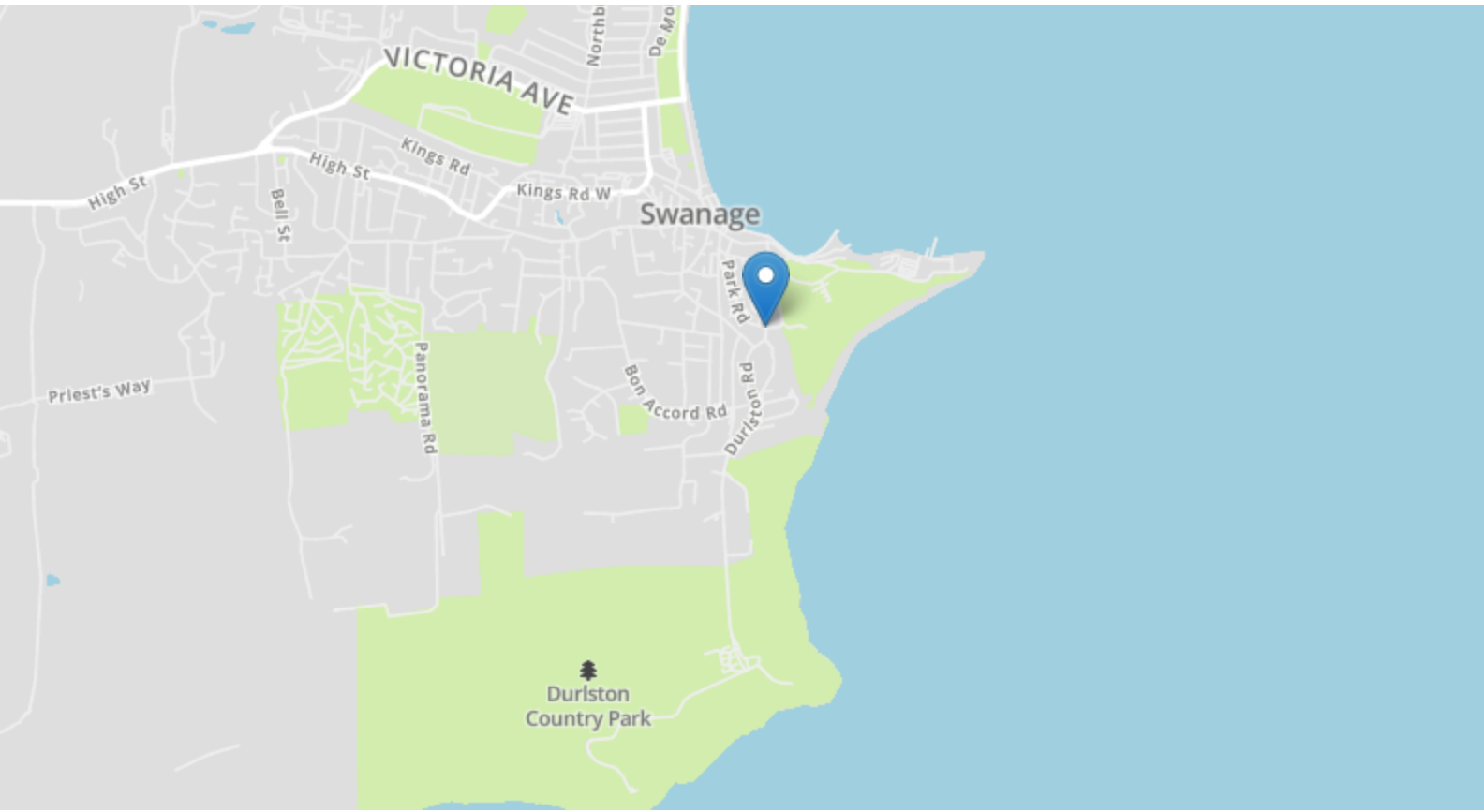
NOTE: A deposit of one months' rent will be required in advance and on successful application to be held securely by the Deposit Protection Service. Checks, including credit checks and previous landlord, employment and character references may be required.

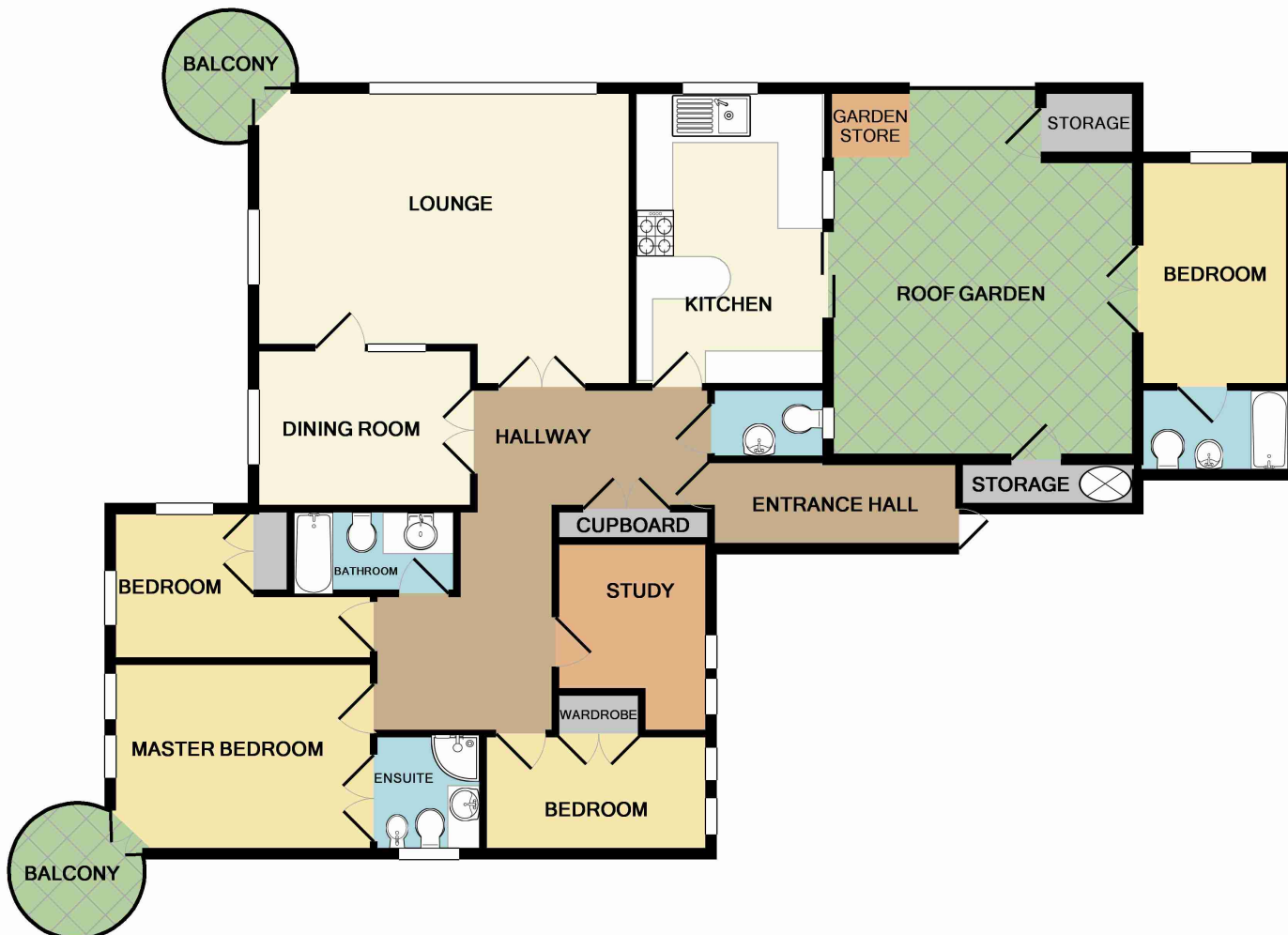
TENANT is not responsible for the cost of credit checks or draft of the Tenancy Agreement but **MAY BE LIABLE FOR THE FOLLOWING**, if applicable: security deposit; cost to alter tenancy agreement or associated costs for early termination of tenancy; charges for late payment of rent (3% above Base Rate from rent due date); cost to replace keys/electronic fobs if lost; unpaid rent and associated costs.

NB: No sharers, smoking not permitted within the apartment, the premises or communal grounds.

VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk





TOTAL APPROX. FLOOR AREA 968 SQ.FT. (90.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

