



OLIVER MILES

Chartered Surveyors – Estate Agents

Arcade Terrace £850 pcm

Spacious Ground Floor 1 Bedroom Furnished Flat with Conservatory and Garden. Available Until End May 2024 Only



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: sales@olivermiles.co.uk

Tel: 01929 426655

Web: www.olivermiles.co.uk



Arcade Terrace , Swanage , BH19 1DE

- One Bedroom Garden Flat
- Convenient for Town Centre
- Conservatory and Enclosed Garden

- Light and Spacious
- Fully Furnished and Equipped
- Available Until End May 2024

LOCATION & DESCRIPTION

This cozy one bedroom flat is situated in Swanage town centre, 2 minutes level walk to all amenities, the sea front and beach. A very spacious and light ground floor flat is offered fully furnished and is available for a Winter let only. The flat is suitable for one person or a couple, but has 2 extra beds in the conservatory available for occasional visitors.

OPEN PLAN KITCHEN/DINER/LOUNGE

'L' Shaped 7.1m x 4.6m max 3.38 min (23' 4" x 15' max 11' min)

Kitchen: Fully equipped with range of worktops, drawers and cupboards. Large storage cupboard. Electric hob with oven, microwave. Sink and drainer with mixer tap over. Washing machine, tumble dryer, fridge/freezer and dishwasher.

BEDROOM

3.4m x 3.3m (11' 2" x 10' 10") Double bedroom with plenty of wardrobe space.

BATHROOM

Bath with shower over. WC, Wash basin with cupboard under. Gas boiler serving heating radiators and hot water .

CONSERVATORY

West facing with single beds and storage cupboard. Under floor heating.

GARDEN

Private patio garden.

RENT & DEPOSIT

A deposit of £850.00 will be required in advance to be held securely by the Deposit Protection Service.

Rent of £850 per calendar month payable to the Landlord in advance. Rent includes Council Tax, wifi and tv licence.

Tenant will be responsible for payment of utilities (gas electric & water) and are to be registered with utility companies.

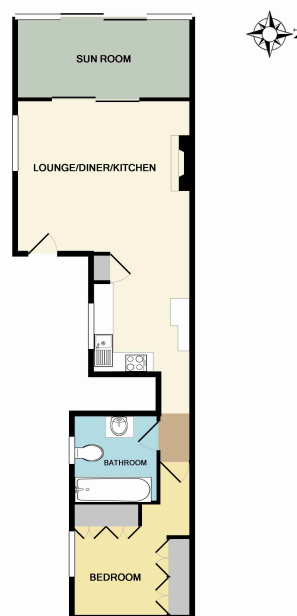
N.B.

N.B. No students, smokers or pets permitted. References may be required and credit checks carried out.

TENANT MAY BE LIABLE FOR THE FOLLOWING FEES: 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.

VIEWING

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



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.
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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.



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