



OLIVER MILES

Chartered Surveyors - Estate Agents

Lower High Street £730 pcm

One Bedroom Flat, Town Centre, Unfurnished. Available
Early May 2023



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Lower High Street, Swanage, BH19 2LN

- One Bedroom First Floor Flat
- Long Let - Min 12 Months
- Open Plan Living Room/Kitchen
- Unfurnished

LOCATION & DESCRIPTION

This one bedroom flat is situated opposite the old stone quay and close to Swanage Pier.

Suitable, but not exclusive to single occupancy, the flat is airy and light with open plan kitchen/diner/sitting room, bedroom and modern bathroom.

This unfurnished flat will be available for a minimum term of 12 months from early May.

ACCOMMODATION

ENTRANCE LOBBY

HALL/UTILITY AREA

Cupboard with worktop. Plumbing for washing machine. Cupboard housing hot water tank with immersion heater. Storage space.

LOUNGE/KITCHEN/DINER

Range of fitted worktops, cupboards and drawers with tiled splashback. Stainless steel 1.5 bowl sink and drainer. Integral appliances include electric hob and oven under and filtration hood over, fridge/freezer and dishwasher.

BEDROOM

(Space for double bed). Built-in wardrobe.

BATHROOM

Fully tiled walls and floor. Bath with mains operated shower over, sink with cupboard under and WC. Heated ladder towel rail and extractor fan.

TENURE

Long term let available for an initial 12 months. Available from Early May 2021.

No pets, smokers or students.

Checks, including credit checks and previous landlord, employment and character references may be required.

Rent is payable monthly in advance. Long term let available for an initial 12 months. Available from early May 2020. No pets, smokers or students. A deposit of up to the value of 5 weeks' rent will be required in advance and on successful application to be held securely by the Deposit Protection Service.

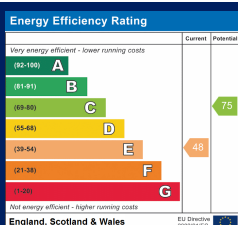
Tenant responsible for outgoings including electricity, water rates and council tax (band 'A' £1628.639 payable 2023/24).

Please Note: There is no parking.

NOTE: 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



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.

