



OLIVER MILES

Chartered Surveyors – Estate Agents

Wadmore Rooms From £1,200 pcm

Between Studland and Swanage, Penthouse Flat Available September 2023.

Parking and Own Outside Space



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: sales@olivermiles.co.uk

Tel: 01929 426655

Web: www.olivermiles.co.uk



Wadmore Rooms, Swanage, BH19 3AY

- Modern 1 Bedroom First Floor Flat
- Vert Quiet Location
- Short Distance to Studland Beach
- Car Parking Space
- Unfurnished
- Views to Countryside

LOCATION & DESCRIPTION

A Penthouse lodging room situated in a very quiet location between Shell Bay and Studland. Accommodation comprises open plan living/dining and kitchen area, double bedroom with en suite shower. The Penthouse has its own outside area and it overlooks an attractive lawn and shingle quadrangle. Constructed to high specification these unfurnished units are well insulated and have electric underfloor heating. There is a communal laundry facility available. There is one allocated parking space per unit although space for a second vehicle may be permitted if available.

Suitable, but not exclusively, for those who may be working seasonally in the area and who have their own transport, although the bus route between Bournemouth and Swanage is within walking distance. Price per calendar month is £1,200 for a single occupant or £1,350 per calendar month for 2 sharing.

NB:

Electricity + VAT is payable by the Occupier, but water is included in the licence payment. Occupants will have to make their own arrangement for internet/Wifi. Council tax is not payable by the Licencee.

VAT is charged on the first month's rent only and the first and last month's fees are payable before occupation. Please note that electricity + VAT is charged in advance by the owner with any surplus payment refunded at the end of the term of occupation.

EPC - N/A

For further information please call Oliver Miles: 01929 426655 or email jackie@olivermiles.co.uk

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.

