



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	50
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

Flat 7 Sunnybank, 4 Gilbert Road, Swanage
£800 PCM

Unfurnished
Available Immediately

ENTRANCE HALL

LIVING ROOM 4.95m x 2.48m (16'3" x 8'1"), 2 radiators, TV aerial point.

KITCHEN 2.44m x 1.52m (8' x 5'), range of fitted units with worktops, drawers and cupboards under, stainless steel sink, wall cabinets, integrated electric oven and gas hob with filtration hood over, plumbing for automatic washing machine.

FIRST FLOOR
SMALL LANDING

BEDROOM 4.67m x 2.37m (15'4" x 7'9"), views over the steam railway station, radiator. Property Ref: LET356

BATHROOM 2.36m x 1.49m (7'9" x 4'11"), suite comprising panelled bath with shower attachment over, wash basin, WC, radiator, tiled walls.

OUTSIDE Communal grounds which are lawned with shrub borders. Allocated parking space at the rear of the building accessed via a service lane.

PERMITTED PAYMENTS As well as paying the rent, you may also be required to make the following:
Security Deposit
5 week's rent
Change of Tenancy Agreement
£50 inclusive of VAT
Late Payment of Rent
3% above Base Rate from rent due date
Loss of Keys/Security Devices
Cost of replacement of keys/security device
Early Termination of Tenancy
Any unpaid rent or other reasonable associated costs.

TERMS

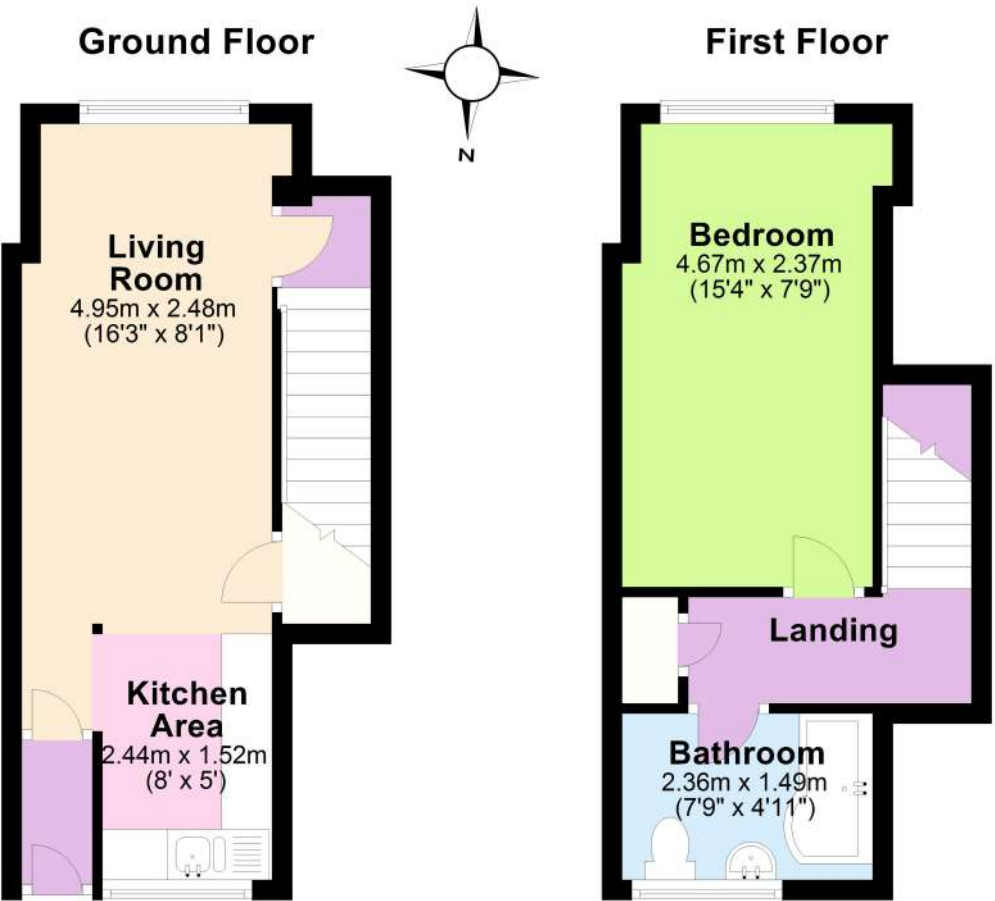
This property is not suitable for smokers. **Pets are not permitted within the terms of the lease.**

SERVICES

All mains services connected.

COUNCIL TAX We have been advised by Dorset Council that the property is Band "A" which amounts to £1,792.96 for 2025/2026.

VIEWING By appointment only please through the Agents, Corbens, 01929 422284. Please note the postcode for this property is **BH19 1DU**.



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has 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 of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.