



FLAT 6 ARGYLE COURT  
SWANAGE  
Dorset, BH19 1HZ

£1,100  
PER CALENDAR MONTH

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# LARGE APARTMENT NEAR LOCAL AMENITIES

- Modern Three Bedroom Apartment
- Unfurnished with white goods
- Parking Space
- Long Term Let
- EPC Rating: Band B

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

Reference: 204991

**Deposit Amount:** £1,269.23

**Council Tax:** Band C

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Allocated Parking Space

## Utilities:

- Mains
- Mains
- Mains metered

**Drainage:** Mains

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** High. For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

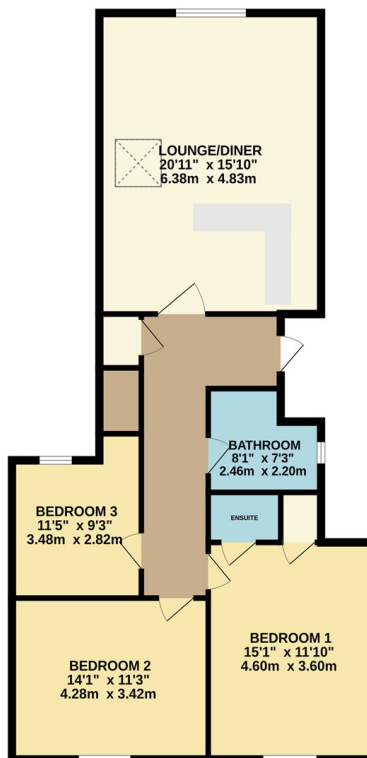


Located close to the local train station, this three bedroom top floor apartment is in walking distance to the town centre.

The property benefits from a lounge, open plan kitchen (with white goods), two double bedrooms (master with en-suite), one large single, bathroom and parking.

The property is available now and comes unfurnished.

GROUND FLOOR



## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

This Floor Plan is for guidance only and is NOT to SCALE  
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