



Park Road  
Swanage, BH19 2AD

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£825 PCM



## Park Road

Swanage, BH19 2AD

- One Bedroom Flat
- Close Swanage Town Centre
- Parking Space
- Patio Garden
- Available Immediately
- Unfurnished
- Short Stroll To Town Centre
- Nearby Local Amenities
- Modern Kitchen
- Long Term Let





A ONE BEDROOM FLAT with PARKING SPACE and PATIO GARDEN available UNFURNISHED for a LONG-TERM LET and AVAILABLE IMMEDIATELY.

This smart GROUND FLOOR FLAT is situated in an elevated position just off the town centre and convenient for all amenities and main beach. Access is from Taunton Road with a right of way through neighbouring property from the car parking space to the flat.

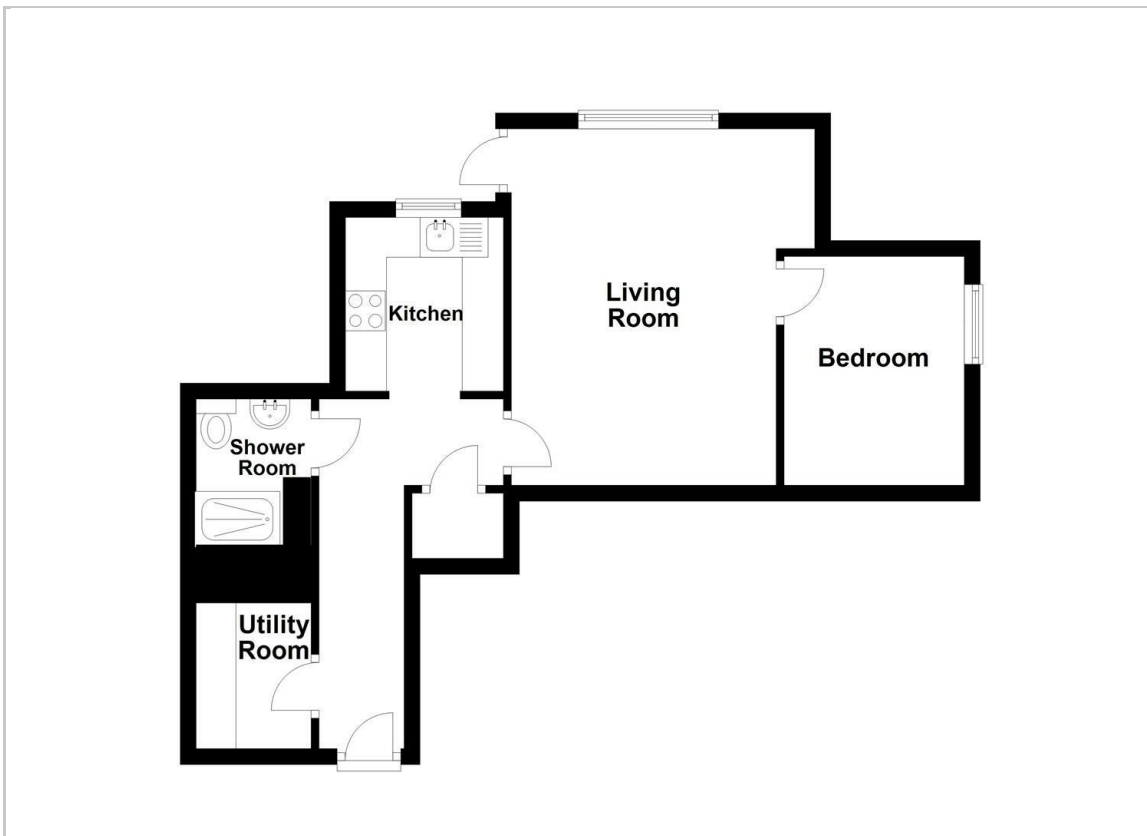
The garden has a good-sized patio garden. An entrance door leads directly into the spacious living room which is neutrally decorated and has large windows with a westerly facing aspect onto the garden. From here into the bedroom which has space for a double bed and some freestanding furniture. Both rooms have independent electric heaters with thermostat controls.

From the living room, the hallway has a large storage cupboard to one side and an opening into the kitchen which has a range of fitted worktops, cupboards and drawers with inset electric hob and under oven with extractor hood over with space for a 50cm

refrigerator.

The shower room is fully tiled and comprises a large enclosed step-in shower area with independent electric shower, wash basin and WC. Heating is by way of a wall-mounted electric fan heater.

Further along the hallway there is a useful utility room with space and plumbing for a washing machine and dryer. From the hallway a door opens into a communal hall with an external door to Park Road.



**Living Room 14'9" x 9'6" (4.5m x 2.9m)**

**Bedroom 9'10" x 7'6" (3m x 2.3m)**

**Kitchen 7'2" x 6'10" (2.2m x 2.1m)**

**Shower Room**

**Utility Room/Store 5'4" x 4'5" (1.65m x 1.35m)**

**Lettings Additional Information.**

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment  
 Property construction: Standard  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Electric Radiators  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk

**Tenant Fees.**

**Pet Policy -**  
 In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

**Holding Deposit (per tenancy) — One week's rent.**  
 This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.**  
 This covers damages or defaults on the part of the tenant during the tenancy.

**Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.**  
 This covers damages or defaults on the part of the tenant during the tenancy.

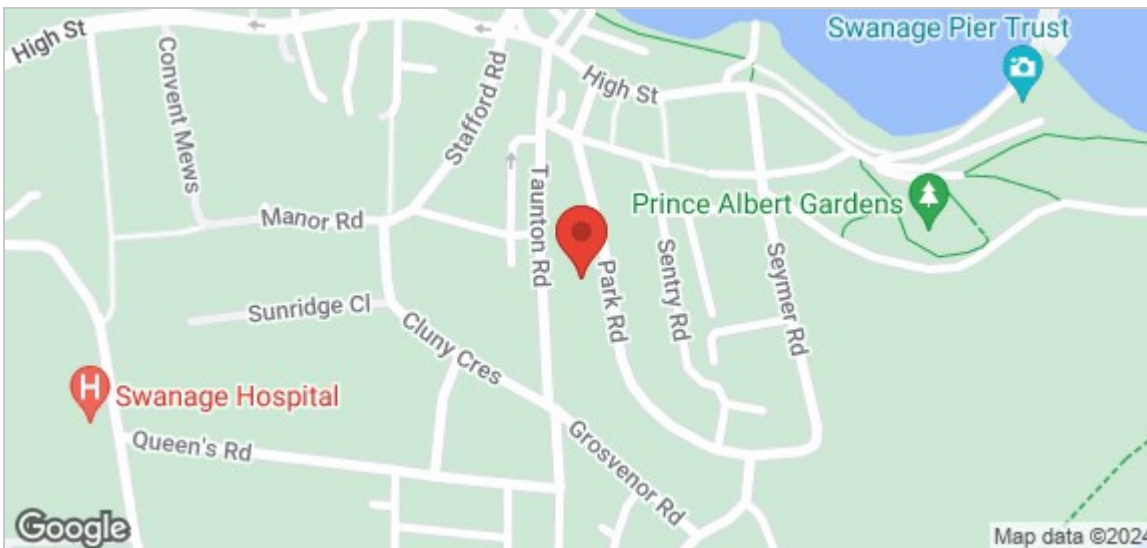
**Unpaid Rent**  
 Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Lost Key(s) or other Security Device(s)**  
 Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

**Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.**  
 To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.** To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination (Tenant's Request)**  
 Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		79	46

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Environmentally friendly - lower CO <sub>2</sub> emissions	B		
Decent environmental credentials - lower CO <sub>2</sub> emissions	C		
Some environmental credentials - lower CO <sub>2</sub> emissions	D		
Not very environmentally friendly - higher CO <sub>2</sub> emissions	E		
Not environmentally friendly - higher CO <sub>2</sub> emissions	F		
Very poor environmental credentials - higher CO <sub>2</sub> emissions	G		
		22	35