



15 Ulwell Road

Swanage, BH19 1LF



£950 PCM



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- Two Double Bedrooms
- Well Presented Throughout
- Top Floor Apartment
- Modern Fitted Kitchen
- Modern Fitted Bathroom + Ensuite Shower Room
- Light & Airy
- Two Allocated Parking Spaces
- EPC; E
- Sought After Location
- Long Let





We are delighted to bring to the market this WELL-PRESENTED, top floor TWO BEDROOM apartment, located a stone's throw away from SWANAGE BEACH with a VIEW TO THE SEA. Alongside this RECENTLY UPDATED apartment, are TWO ALLOCATED PARKING SPACES.

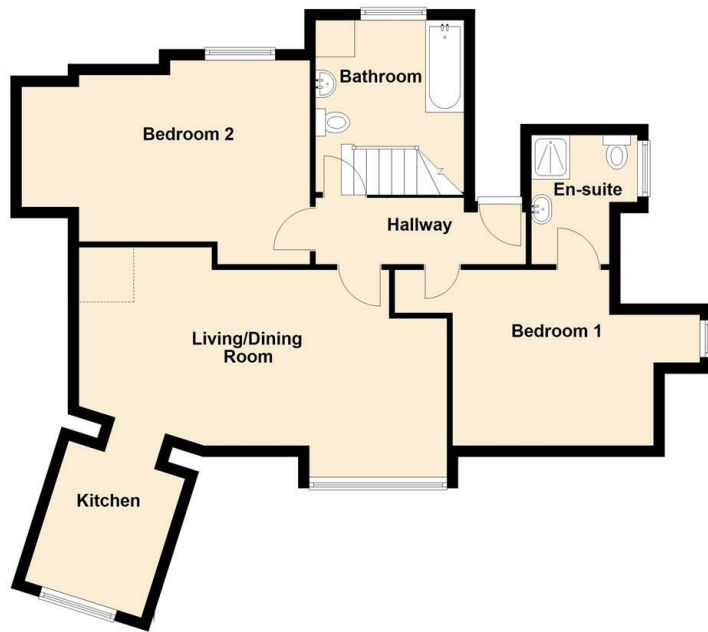
The main space of the apartment is the large lounge/diner area that benefits from dual aspect windows. With the room being filled with warm sunlight for most of the day, it creates the perfect room to host and entertain guests. Adjoining the lounge/diner is the kitchen which has a view out to the sea. The kitchen boasts ample wall and base level units, inclusive of

integrated appliances such as an oven, 4 ring gas hob, extractor fan and built in fridge/freezer. The kitchen also has one space for a freestanding washing machine.

Moving through the apartment to the bedrooms, you'll find that bedroom one is a sizeable double which benefits from an ensuite shower room a convenient storage cupboard . The ensuite comprises shower cubicle, close coupled WC, and wash hand basin. Bedroom two is a spacious double, once again benefiting from a double width cupboard. Completing the property is the family bathroom, the room consists of panelled bath, close coupled WC, and pedestal wash hand basin.

Externally, you will find two allocated parking spaces. Due it's convenient location you are just a short walk the award-winning sandy beach of Swanage.

The property is available for long term let, either part furnished or unfurnished.



Bedroom One

max 13'3" (min 3'2") x max 12'4" (min 3'1") (max 4.06 (min 0.97) x max 3.78 (min 0.94))

Bedroom Two

max 14'6" (min 10'4") x max 9'9" (min 4'11") (max 4.43 (min 3.15) x max 2.98 (min 1.51))

En Suite

max 5'10" (min 3'11") x max 7'5" (min 6'2") (max 1.78m (min 1.19m) x max 2.26m (min 1.88m))

Bathroom

6'5" x 7'5" (1.98 x 2.27)

Kitchen

6'0" x 6'11" (1.83 x 2.11)

Living/Dining Room

max 21'0" (min 6'5") x max 11'6" (min 7'3") (max 6.42 (min 1.96) x max 3.53 (min 2.22))

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:

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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.

