






135 High Street  
Swanage, BH19 2NB

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£850 PCM

  
**H**ull  
**G**regson  
**H**ull



# 135 High Street

Swanage, BH19 2NB

- One Bedroom Flat
- Long Term Let
- Unfurnished
- First Floor Accommodation
- Open-Plan Kitchen/Living Area
- Good Size Bedroom with Ample Storage
- Shower Room
- Close to Local Store and Pub/Restaurant
- Short Distance from Town Centre
- Available Now







## COSY ONE BEDROOM UNFURNISHED FLAT TO LET. Available Mid April.

The property is situated on the High Street within walking distance from the town centre and sea front. A local convenience store and popular local restaurant/pub are located nearby and opposite, the descent to the picturesque Mill Pond.

Enter through the main ground floor entrance door and a communal set of stairs rise to the first and second floors.

This first (mid) floor flat has an open plan Living Space with the Kitchen neatly tucked away to one side. The kitchen is equipped with appliances including dishwasher, washing machine, fridge, electric oven and hob. There is space to site a small dining table and chairs and a two seater sofa in the living area.

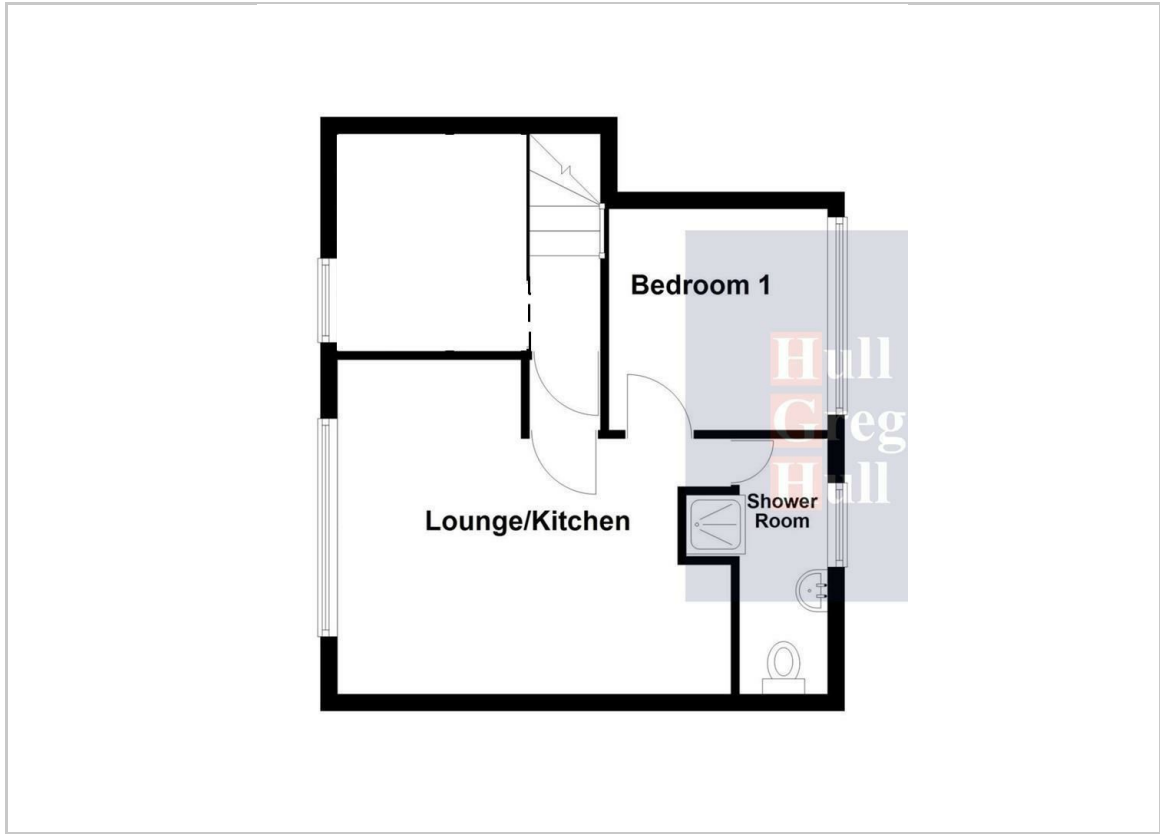
The double Bedroom has a southerly outlook over gardens below through a large window and a good range of wall to wall wardrobes providing plenty of storage space.

The shower room comprises a step-in shower cubicle, wash hand basin and WC.

The flat has the benefit of electric heating.

N.B. Parking is to be found on the High Street (6pm to 8am) or on roads close by.

EPC 'D'  
Council Tax Band 'A'



**Lounge/Kitchen**  
15'3" x 13'1" (4.65 x 3.99)

**Bedroom**  
8'6" x 8'7" (2.60 x 2.63)

**Shower Room**  
4'11" x 10'3" (1.50 x 3.13)

### Additional Information.

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

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

**Disclaimer.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Tenant Fees.

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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		59	78