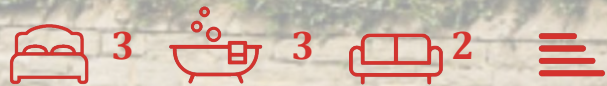




**48a Victoria Avenue**

Swanage, BH19 1AN

**£1,550 PCM**





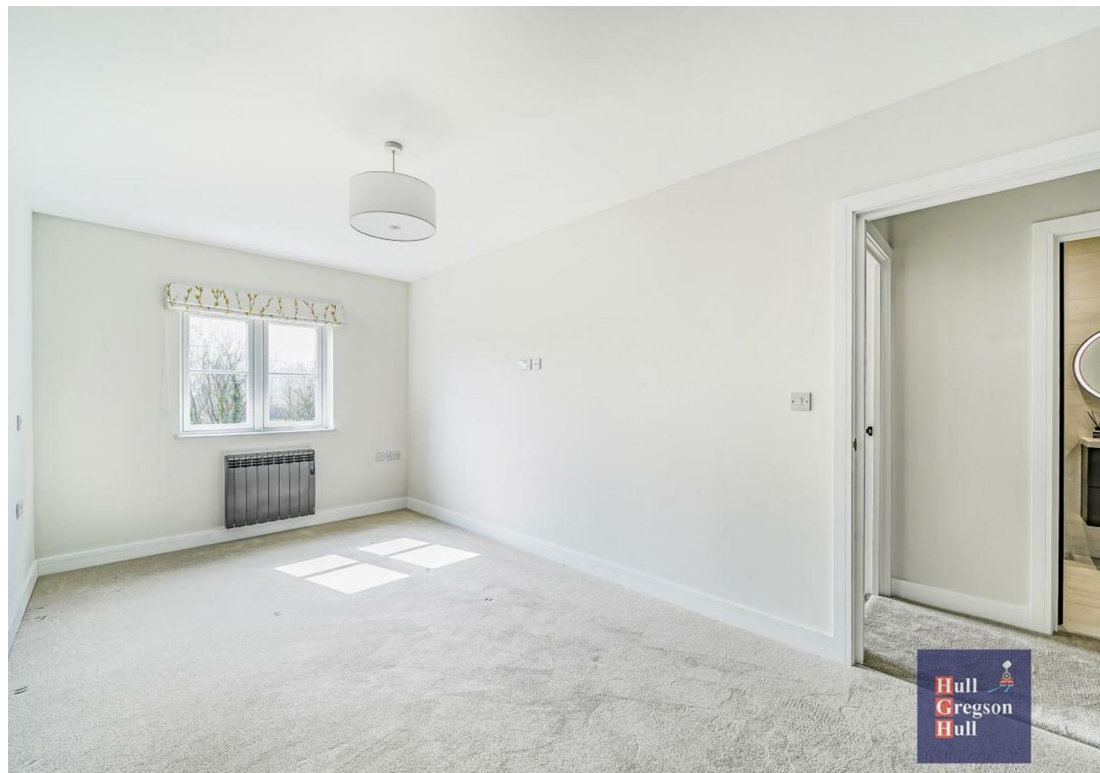
## 48a Victoria Avenue

Swanage, BH19 1AN

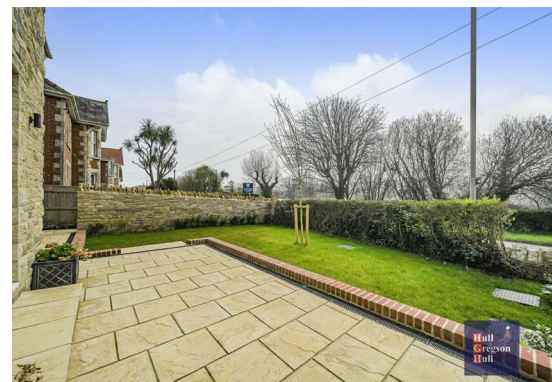
- Three Bedrooms
- Three Bathrooms
- Countryside Views
- Newly Developed
- Paving Space with EV Charging Point
- Available Immediately For Let
- Beautifully Presented Throughout
- Sought After Location
- Beach & Town Nearby
- Spacious Accommodation







This beautifully finished, **THREE BEDROOM**, maisonette apartment with spectacular views towards Days Park has been newly constructed to offer the perfect family home IN Swanage. The property is available for let immediately.



An initial communal entrance with intercom provides access into this modern apartment block. Stairs then ascend to the first floor where the private entrance for Flat Four can be found. Stepping through the front door, a pleasant hallway provides ample space to hang coats and store shoes. On the first floor, there are generously sized bedrooms. The main Bedroom,



is exceptionally spacious and benefits from a lovely Juliet style balcony with Southerly facing aspect, allowing for plenty of natural light. Furthermore, a unique dressing area service the main bedroom and a large ensuite shower room, comprising double width shower cubicle, low-level WC and wash hand basin.

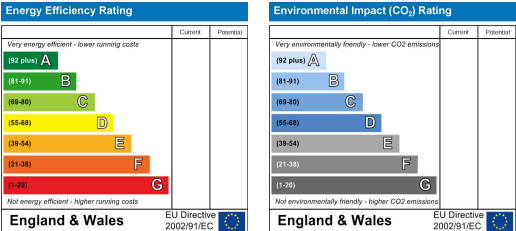
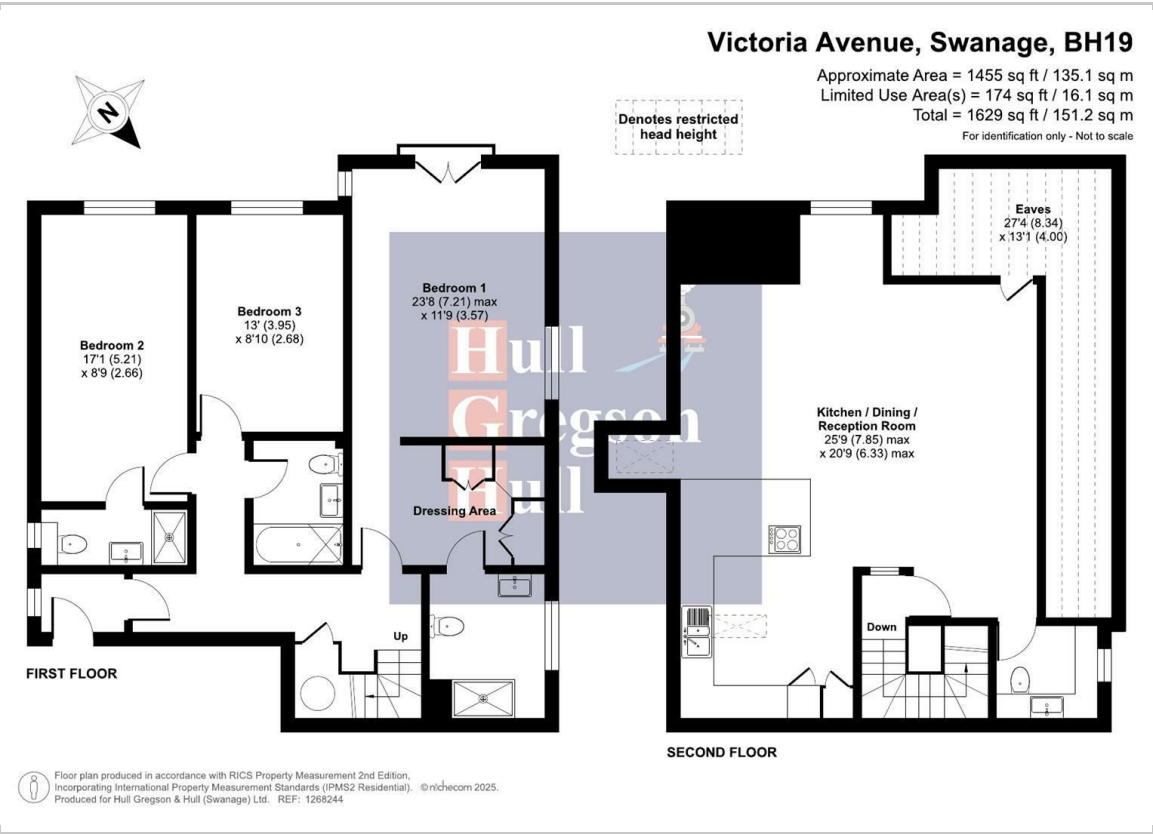
Bedroom Two is a large double, with ensuite shower room comprising double-width shower cubicle, wash hand basin and WC. Bedroom Three is also well proportioned, with a main bathroom with shower over situated next door servicing this bedroom. All three bedrooms offer an attractive Southerly facing aspect.

Stairs ascend to the second floor from the first floor hallway.



At the top of the stairs, you are greeted by a large, open plan Kitchen/Dining/ Sitting room, again with Southerly facing aspect. A large double glazed window offers a pretty outlook over Days Park. The kitchen has been tastefully fitted and includes a range of wall and base levels and a host of integral appliances. Also on the second floor, a cloakroom comprising WC and wash hand basin. Lastly, there is sizeable eaves storage.

Externally, the property benefits from an allocated parking space with EV car charging point. There is also a large, Southerly facing communal garden situated at the front of the property, a great place to sit out and enjoy the sunshine, especially during the warmer months.



- First Floor:**
- Bedroom One
  - Dressing Area
  - Ensuite
  - Bedroom Two
  - Ensuite
  - Bedroom Three
  - Bathroom
- Second Floor:**
- Kitchen/ Dining/ Reception Room
  - Cloakroom / Utility

**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.

**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: Maisonette Apartment  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas Central Heating  
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
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