



High Street

Langton Matravers Swanage, BH19 3HA



£850 PCM



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- Renovated Throughout
- First Floor Apartment
- Private Entrance
- Outside Space
- Modern Kitchen
- Modern Bathroom
- Situated in Langton Matravers
- Short Distance to Swanage Town Centre & Beach
- Nearby Bus Stop
- Available for Long Term Let





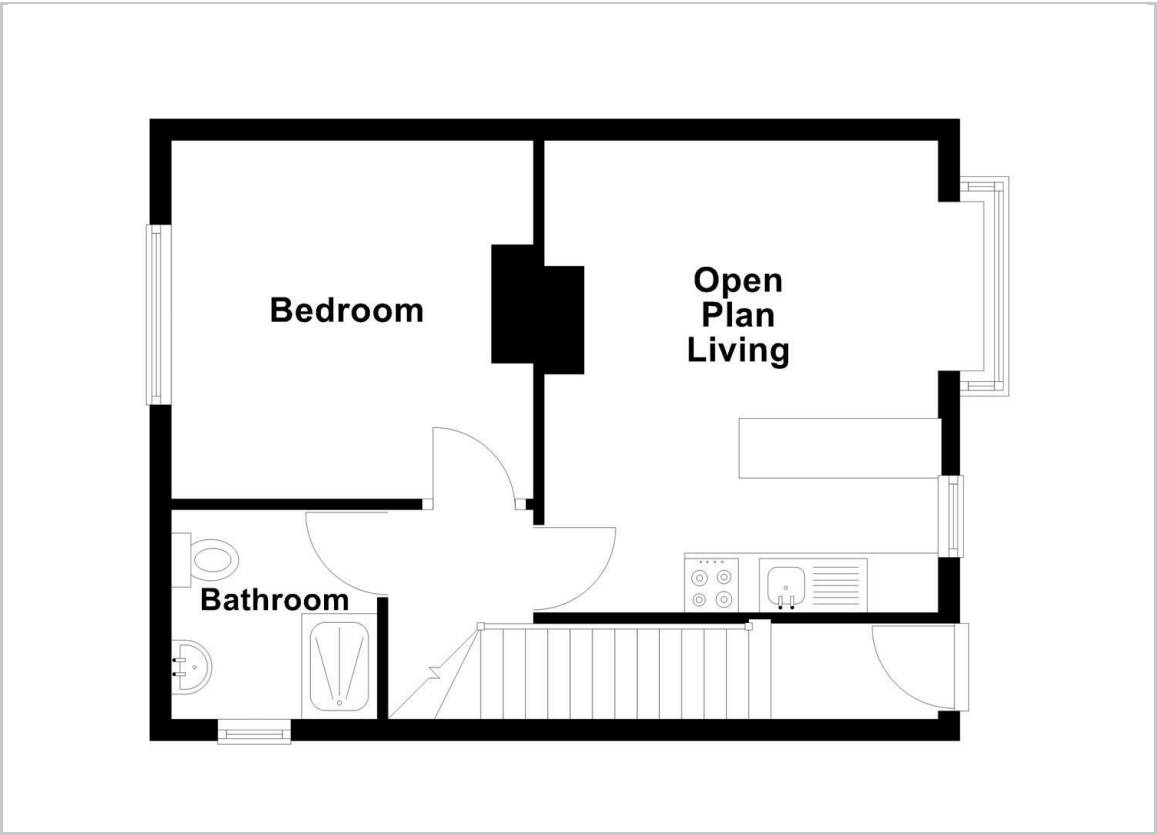
Available for LONG TERM LET, this beautifully RENOVATED one bedroom, first floor apartment with PRIVATE ENTRANCE & OUTSIDE SPACE.

Located in the sought-after village of Langton Matravers, this stylish, recently renovated apartment offers a perfect blend of modern comfort and character charm. Enjoying a private entrance and exclusive outside space, this unique property is ideal for those looking to be close to Swanage with village lifestyle.

The apartment features a light-filled open-plan living area, a contemporary kitchen with integrated appliances,

and a generously sized double bedroom. The modern bathroom has been tastefully finished to a high standard. Thoughtful updates throughout the property ensure comfort and style, while the low maintenance private outdoor area provides a place to enjoy the sunshine.

Set within easy reach of Swanage, just a short drive or bus journey away, and stunning countryside walks, this property offers peaceful village living with local amenities nearby.



Open Plan Living Space
14'6" max x 11'11" (4.44 max x 3.65)

Bedroom
11'0" max x 10'10" (3.36 max x 3.32)

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.

