



**Park Road**  
Swanage, BH19 2AD



**£850 Per Month**

**Hull  
Gregson  
Hull**

# Park Road

Swanage, BH19 2AD

- Allocated Parking Space
- Sea View
- Long Term Let
- Modern Style
- Close To Local Amenities
- Short Walk to Town Centre
- Top Floor
- Well Proportioned Rooms
- Pets Considered
- EPC = C





A Top Floor, one bedroom flat with views to sea and allocated parking space located in an elevated position a short walk to Swanage town centre, seafront and all amenities. Downland and walkways along the Jurassic coastline are close by.

This characterful but modernised second floor flat benefits from bedroom with walk-in wardrobe; shower room with large shower cubicle, wash basin and wc; westerly facing kitchen with dishwasher, under counter fridge and freezer, electric hob and under oven and space for a washing machine. From the lounge and bedroom there are views to Swanage Bay. The flat benefits from

gas central heating and modern double glazed sash windows, There is allocated space for one vehicle to the front of the property.

The landlord has advised us that there is a boarded loft space that they have given permission for tenants to use, please note that this permission may be withdrawn at a later date if the space is misused or if the superior landlord dictates it to be emptied. Access to the loft is via a fitted pulldown ladder, there is power and light in the loft.

This property considers pets and is available immediate occupation.



## Living Room

13'9" x 9'6" (4.2 x 2.9)

## Kitchen/Diner

12'10" x 8'9" (3.92 x 2.68)

## Bedroom

12'10" x 8'9" (3.92 x 2.68)

## 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)

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 and 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.

## 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.

### 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		
EU Directive 2002/91/EC		
England & Wales		

### 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		
EU Directive 2002/91/EC		
England & Wales		

