



**Town Centre**

Swanage, BH19 1DE

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**£900 PCM**



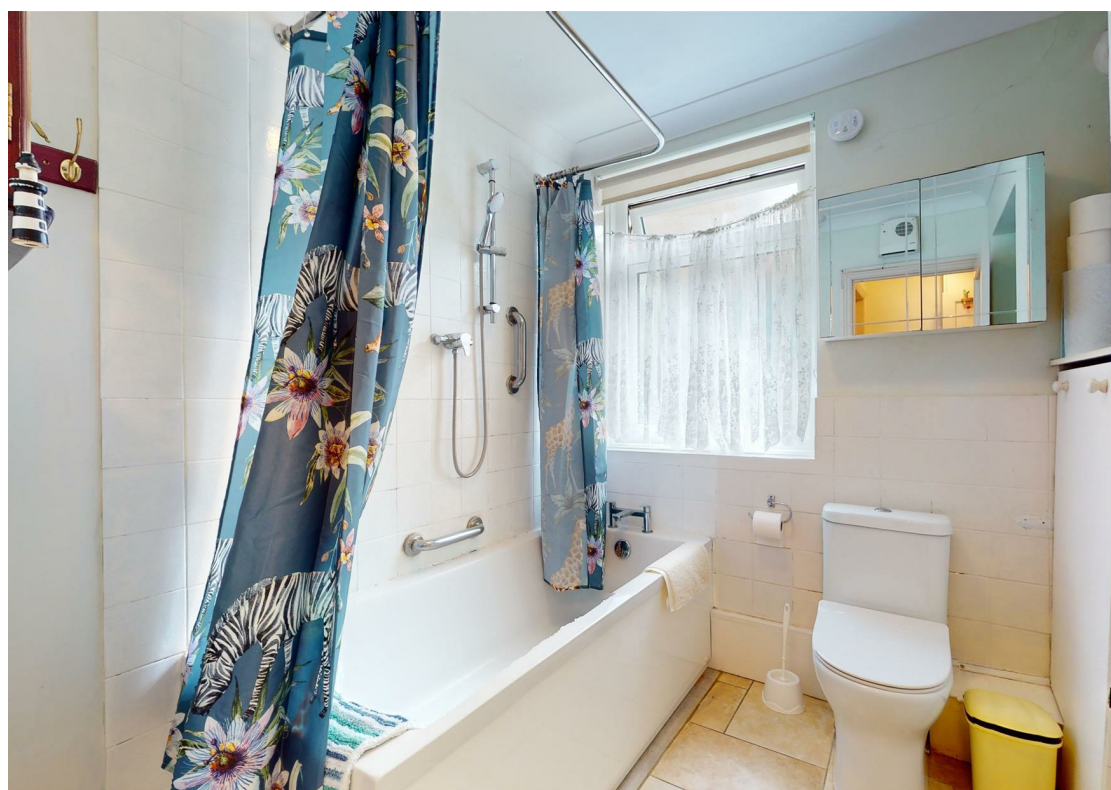
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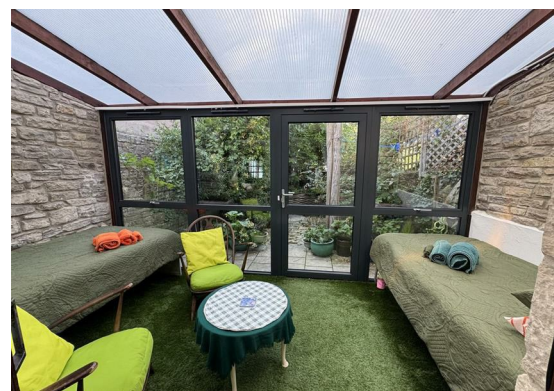
## Arcade Terrace

Swanage, BH19 1DE

- Ground Floor Apartment
- Long Term Let
- Town Centre Location
- Open Plan Living Accommodation
- Conservatory leading to Private Garden
- Sizeable Double Bedroom with Built-in Storage
- Close to Local Amenities and Beach
- Fully Furnished and Equipped
- Available Now
- EPC = C







Located in SWANAGE TOWN CENTRE on Arcade Terrace, this GROUND FLOOR APARTMENT is presented FULLY FURNISHED for LONG TERM LET. The property consists ONE DOUBLE BEDROOM, an open plan KITCHEN/DINING/LIVING ROOM, BATHROOM WITH SHOWER OVER, CONSERVATORY and pretty COURTYARD-STYLE GARDEN.

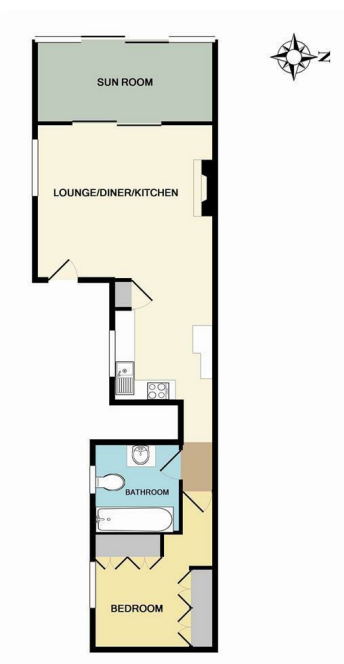
A large living room with pull-out sofa bed, table and plenty of seating and TV opens into the fully equipped



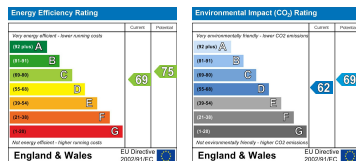
kitchen which includes dishwasher, washing machine, fridge/freezer and cooker.

The good sized double bedroom has ample storage and adjacent, the bathroom comprises a panelled bath with shower over, wash hand basin, WC and storage space.

The conservatory is west facing and offers ample seating with a glazed door onto a private patio garden with bin store to the rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix i2016



**Living Area 15'5" max x 15'1" max (4.7m max x 4.6m max)**

**Kitchen/Dining Area 9'2" x 8'8" (2.8m x 2.65m)**

**Bedroom 11'1" x 11'1" (3.4m x 3.4m)**

**Bathroom 7'10" x 6'0" (2.4m x 1.85m)**

**Conservatory 14'1" x 7'8" (4.3m x 2.35m)**

### 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 Fee's

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.

### Lettings Additional Info

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: Ground Floor 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.  
<https://checker.ofcom.org.uk/>