



Flat 2, 48a Victoria Avenue, Swanage  
£1,250 PCM

Unfurnished  
Available Immediately



**OPEN PLAN LIVING ROOM/KITCHEN** 9.07m x 3.56m (29'9" x 11'8"), West & North, range of modern fitted units with worktops, drawers and cupboards under, integrated appliances including electric hob, double oven, fridge/freezer, combi washer/dryer, wine fridge, double doors to personal patio area.

**BEDROOM 1** 3.95m x 2.67m (13' x 8'9"), North.

**BEDROOM 2** 3.61m x 2.66m (11'10" x 8'9"), North.

**EN-SUITE SHOWER ROOM** 2.65m x 0.88m (8'8" x 2'10"), East, shower cubicle, wash basin, WC.

**BATHROOM** 2.4m x 1.61m (7'10" x 5'3"), suite comprising panelled bath, wash basin, WC.

**OUTSIDE** Paved private patio area. Each flat has an allocated parking space for one vehicle, with an electric charging point at the rear of the building and is accessed by a service lane.

**TERMS** This property is not suitable for smokers. Pets are currently not permitted within the terms of the lease.

**PERMITTED PAYMENTS** As well as paying the rent, you may also be required to make the following:

**Security Deposit**

5 week's rent

**Change of Tenancy Agreement**

£50 inclusive of VAT

**Late Payment of Rent**

3% above Base Rate from rent due date

**Loss of Keys/Security Devices**

Cost of replacement of keys/security device

**Early Termination of Tenancy**

Any unpaid rent or other reasonable associated costs.

**SERVICES** Mains water, drainage & electricity.

**COUNCIL TAX** To be assessed.

**VIEWING** By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 1AP**.

Property Ref: LETS348

