

Flat 2, 28 Park Road, Swanage £650 PCM (6 Months Only)

Unfurnished Available Immediately

ENTRANCE HALL radiator, wooden floor.

LIVING ROOM 4.25m max x 4.25m narrowing to 2.34m (13'11" max x 13'11"

narrowing to 7'8"), East, bay window, some views of Swanage Bay & Ballard Down, fireplace with fitted Living Flame gas fire, 2

radiators, TV aerial point, archway to:

KITCHEN 2.64m x 1.32m (8'7" x 4'3"), North, range of fitted units with

worktops, drawer and cupboards under, inset stainless steel sink, part tiled walls, wall cabinets, integrated electric hob and oven, wall mounted gas fired combination boiler, wood laminate floor.

BEDROOM 4.47m narrowing to 3.26m x 3.57m (14'8" narrowing to 10'8"x

11'9"), West, radiator.

BATHROOM 3.29m x 1.44m (10'9" x 4'8"), suite comprising wood panelled bath

with shower attachment and screen over, WC, pedestal basin,

tiled splashbacks, extractor fan, radiator, wooden floor.

<u>TERMS</u> This property is not suitable for smokers. Pets are 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.

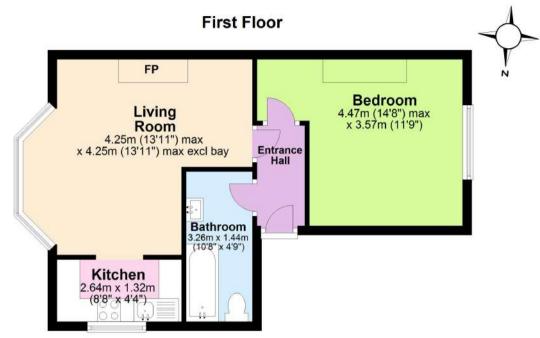
SERVICES All mains services connected.

COUNCIL TAX We have been advised by Dorset Council that the property is Band

"A" which amounts to £1,705.88 for 2024/2025.

<u>VIEWING</u> By appointment only please through the Agents, Corbens, 01929

422284. Please note the post code for this property is **BH19 2AD**.







THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.