



**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.

**TERMS** 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.

**VIEWING** By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 2AD**.

First Floor

