



FLAT 4 GLENDALE HOUSE, HIGH STREET, SWANAGE
£1,100 PCM

Unfurnished
Available Immediately

ACCOMMODATION

- ENTRANCE HALL** South, large understairs storage cupboard, staircase to second floor.
- LIVING ROOM** 4.26m x 4.07m excl bay (14' x 13'4" excl bay), North, East and West, views across the town to the Purbeck Hills and the bay in the distance, TV point, telephone point.
- KITCHEN** 4.07m x 2.78m (13'4" x 9'1"), South, range of modern units comprising worktops with up-stands, drawers and cupboards under, wall cabinets, inset stainless steel sink, integrated appliances including oven, gas hob with filtration hood over, fridge and freezer, cupboard housing wall mounted gas fired central heating boiler, tiled floor.
- CLOAKROOM** 2.64m x 0.97m (8'7" x 3'2"), West, WC, wash basin with vanity unit under, tiled splashback, tiled floor.
- FIRST FLOOR LANDING**
- BEDROOM 1** 4.23m x 4.02m (13'10" x 13'2"), North, West facing Velux windows, TV point, sloping ceilings. Ref: LETS231
- BEDROOM 2** 3.9m x 3.31m max (12'9" x 10'10" max), South, TV point.
- BATHROOM** 2.48m x 1.65m (8'1" x 5'4"), West facing Velux, modern suite comprising bath with screen and shower attachment over, wash basin, WC, ladder radiator, fully tiled walls and floor.
- OUTSIDE** **COMMUNAL GROUNDS** which are laid to lawn. Shared driveway leading to parking area situated to the rear of the building and providing each flat with one **RESERVED PARKING SPACE**.
- TERMS** This property is not suitable for smokers.

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 "C" which amounts to £2,274.51 for 2024/2025.

VIEWING

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



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.