

## FLAT 3 GLENDALE HOUSE, HIGH STREET £1,000 PCM

Unfurnished Available February

## **ACCOMMODATION**

- **ENTRANCE HALL** South, radiator, staircase to second floor with storage cupboard under.
- **LIVING ROOM** 4.45m x 4.32m (14'7" x 14'2"), North, views across the town to the Purbeck Hills, radiator.
- **<u>KITCHEN</u>** 4.08m max x 2.99m (13'4" max x 9'9"), South & East, range of fitted units with worktops, drawers and cupboards under, inset stainless steel sink, wall cabinets, integrated appliances including gas hob, electric oven, refrigerator, freezer and washing machine, cupboard housing wall mounted gas fired central heating boiler, radiator, tiled floor.
- **<u>CLOAKROOM</u>** 1.34m x 0.98m (4'4" x 3'2"), WC, wash basin with cupboard under, <u>**COUNCIL TAX**</u> radiator, tiled floor, extractor fan.

## SECOND FLOOR

**BEDROOM 1** 5.58m max x 3.64m (18'3" max x 11'11"), North, good views across the town to the Purbeck Hills and the bay in the distance, radiator.

## **EN-SUITE SHOWER**

- **ROOM** 2.14m x 1.35m (7' x 4'5"), suite comprising shower cubicle, WC, wash basin with cupboard under, ladder radiator, tiled walls and floor, extractor fan.
- **BEDROOM 2** 3.9m x 2.92m (12'9" x 9'6"), South, radiator, part sloping ceilings.
- **BATHROOM** 2.59m x 1.79m (8'5" x 5'10"), East facing Velux, suite comprising panelled bath with shower attachment and screen, WC, wash basin, ladder radiator, tiled walls and floor, extractor fan.
- **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.

All mains services connected.

We have been advised by Dorset Council that the property is Band "C" which amounts to £2,274.51 for 2024/2025.

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 traveling 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 are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

VIEWING