



**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.

**KITCHEN** 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.

**CLOAKROOM** 1.34m x 0.98m (4'4" x 3'2"), WC, wash basin with cupboard under, 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.

## 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**.

