



8 Hardy Close, Mount Pleasant Lane, Swanage  
£950 PCM

Unfurnished  
Available Immediately



## ENTRANCE HALL

## LIVING ROOM

4.08m x 4.06m max (13'5" x 13'4"), South, radiator.

## KITCHEN

3.11m x 1.96m (10'3" x 6'5"), South, range of fitted units with worktops, integrated electric oven and hob, space and plumbing for washing machine, wall mounted gas fired central heating boiler, radiator.

## BEDROOM 1

4.06m x 3.4m (13'4" x 11'2"), North, radiator.

## BEDROOM 2

4.08m x 2.76m (13'5" x 9'1"), South, radiator.

## BATHROOM

2.74m x 1.9m (9' x 6'3"), West, modern suite in white comprising 'P-shaped' panelled bath with shower and curved glass screen, WC, vanity wash hand basin, ladder towel radiator.

## OUTSIDE

Paved communal courtyard with seating and drying area to the rear with dedicated **CAR PARKING SPACE** for one vehicle.

## 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.

## TERMS

This property is not suitable for smokers. **Pets are not permitted** within the terms of the lease. It is also stated in the lease that the flat must be a **single private residence in the occupation of one family only**.

**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.

## VIEWING

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

Property Ref: LETS343

