

Flat 2, 48a Victoria Avenue, Swanage £1,250 PCM

Unfurnished Available Immediately

OPEN PLAN LIVING ROOM/KITCHEN 9.07m x 3.56m (29'9" x 11'8"), West & COUNCIL TAX

North, range of modern fitted units with worktops, drawers and cupboards under, integrated appliances including electric hob, **VIEWING** double oven, fridge/freezer, combi washer/dryer, wine fridge, double doors to personal patio area.

To be assessed.

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 1AP**.

BEDROOM 1 3.95m x 2.67m (13' x 8'9"), North.

Property Ref: LETS348

- **BEDROOM 2** 3.61m x 2.66m (11'10" x 8'9"), North.
- **EN-SUITE SHOWER ROOM** 2.65m x 0.88m (8'8" x 2'10"), East, shower cubicle, wash basin, WC.
- **BATHROOM** 2.4m x 1.61m (7'10" x 5'3"), suite comprising panelled bath, wash basin , WC.
- **OUTSIDE** Paved private patio area. Each flat has an allocated parking space for one vehicle, with an electric charging point at the rear of the building and is accessed by a service lane.
- **TERMS** This property is not suitable for smokers. Pets are currently 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:

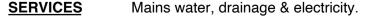
 Security Deposit 5 week's rent

 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.



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 subject of building is given for guidance from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

