



Flat 3, 48a Victoria Avenue, Swanage
£1,550 PCM

Unfurnished
Available Immediately

FIRST FLOOR

BEDROOM 1 4.17m x 3.57m (13'8" x 11'9"), North & West, dressing room with fitted wardrobes leading off.

EN-SUITE SHOWER ROOM 2.59m x 2.08m (8'6" x 6'10"), West, large walk-in shower, wash basin, WC.

BEDROOM 2 3.6m x 2.68m (11'10" x 8'9"), North.

EN-SUITE SHOWER ROOM 2.65m x 0.92m (8'8" x 3'), East, shower cubicle, wash basin, WC.

BEDROOM 3 4.07m x 2.67m (13'4" x 8'9"), North.

BATHROOM 2.29m x 1.64m (7'6" x 5'4"), suite comprising panelled bath, wash basin, WC.

SECOND FLOOR

OPEN PLAN LIVING ROOM/KITCHEN 7.88m max excl bay x 6.48m max (25'10" max excl bay x 21'3" max), West & North, range of modern fitted units with worktops, drawers and cupboards under, integrated appliances, double doors to Juliet balcony.

UTILITY 1.82m x 1.68m (6' x 5'6"), West, washing machine and dishwasher.

OUTSIDE 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.

SERVICES

Mains water, drainage & electricity.

COUNCIL TAX

To be assessed.

VIEWING

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

Property Ref: LETS349



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.