



## Brownsea View Close

, 72 Brownsea View Avenue, Poole, BH14 8LL

**Rental £1,550 Monthly**  
**2 Bedroom Flat / Apartment**  
**Available Now**

**Mays of Lilliput, 290 Sandbanks Road, Poole, Dorset, , BH14 8HX**  
**Email: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) | Tel: 01202 708528**

Opening Times: Mon 09.00 - 17.30 | Tue 09.00 - 17.30 | Wed 09.00 - 17.30 | Thurs 09.00 - 17.30 | Fri 09.00 - 17.30 | Sat 09.00 - 13.00 | Sun Closed

Situation

MAYS OF LILLIPUT are delighted to offer this two bedroom apartment with panoramic views over Poole Harbour.

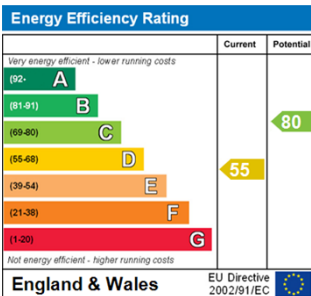
Brownsea View Close is a private apartment building located at the top of Brownsea View Avenue in Lilliput. This apartment has stunning views from the living and both bedrooms. The accommodation comprises a large entrance hallway, reception room affording space for a dining table, fully fitted spacious kitchen with dual aspect windows, two double bedrooms with fitted cupboards. The property benefits from a separate WC and bathroom. The bathroom has a shower over as well as a second WC. It also has use of the communal gardens, a garage, visitor parking spaces, a private balcony and night storage heating. AVAILABLE FROM THE MIDDLE OF MAY FOR A LONG LET.

Mays Residential Lettings are members of ARLA Propertymark Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. The Propertymark Conduct and Membership Rules can be found here: <https://www.propertymark.co.uk/working-in-the-industry/member-requirements/>. Permitted Payments: - Holding Deposit £323.08 equivalent to one week’s rent this is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information. Security Deposit £1,615.38- equivalent to five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy. For rent of over £50,000 per annum) Six weeks rent. Default fees - Unpaid rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If costs are incurred there will be a charge per key/fob and for the replacement of the lock(s). Circa £200. Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Change of Sharer (Tenants Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlords instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Early Termination (Tenants Request) - Should you wish to terminate your tenancy early (surrender) of a tenancy: £500 inc VAT plus rent due until a new tenancy commences subject to approval by the landlord Utilities Payments in respect of Council Tax Payments for utilities Payments for television license Communication Services Green Deal Charge INDEPENDENT REDRESS: - The Property Ombudsman Scheme TPO – DO3138

Accommodation

Further Information

The deposit required is £1,788.46



All measurements are approximate.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 