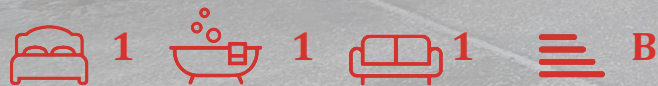


1 Hamslade Street
Poundbury Dorchester, DT1 3EZ



£1,200 PCM



1 Hamslade Street

Poundbury Dorchester, DT1 3EZ

- Stunning Apartment in Poundbury
- Located on Third Floor
- Lift Access
- Beautifully Presented
- Spacious Open Plan Living
- Secure Underground Parking
- Modern Kitchen & Bathroom
- Generous Double Bedroom
- EPC = B
- Available for Long Term Let from September



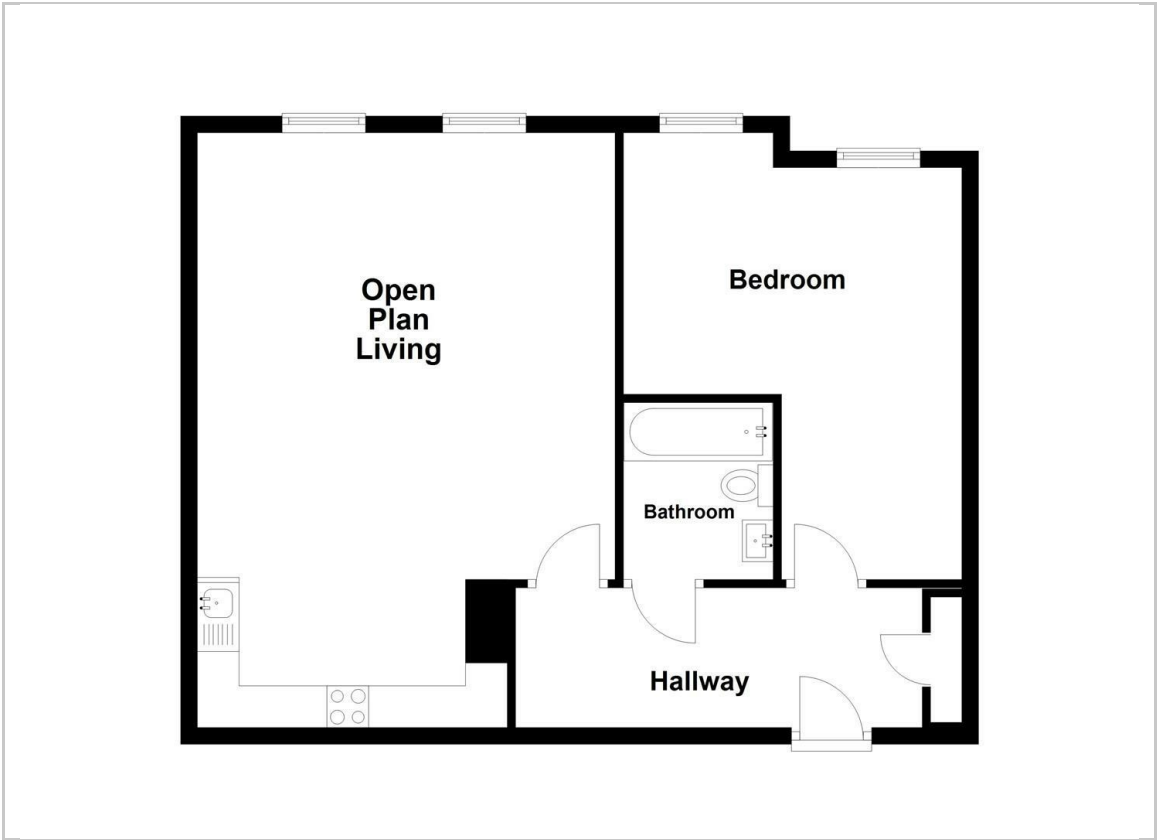


STUNNING ONE BEDROOM APARTMENT IN THE HEART OF POUNDBURY AVAILABLE FOR LONG TERM LET.

This beautifully presented one bedroom apartment offers a rare opportunity to enjoy elegant living in Poundbury. Boasting an abundance of natural light, high ceilings, and a stylish open-plan layout, the property perfectly combines modern convenience with classic architectural charm. The spacious living area flows seamlessly into a contemporary kitchen, fitted with integrated appliances and high quality finishes.

The generous double bedroom provides ample space for furniture and features the arch shaped windows. Completing the accommodation is the modern bathroom, comprising bath with shower over, vanity unit handwash basin and WC.

Located within a desirable and well-maintained development, the apartment benefits from secure entry, lift access, and allocated underground parking. Just a short walk from Queen Mother Square, boutique shops, cafes, and green spaces, this home offers both comfort and convenience in one of Dorset's most sought-after communities.



Living Area
16'5" x 16'0" (5.01 x 4.90)

Kitchen Area
10'2" x 7'0" (3.10 x 2.15)

Bedroom
16'2" (max) x 13'7" (4.94 (max) x 4.15)

Tenant Fee's

Holding Deposit (per tenancy) — 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, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

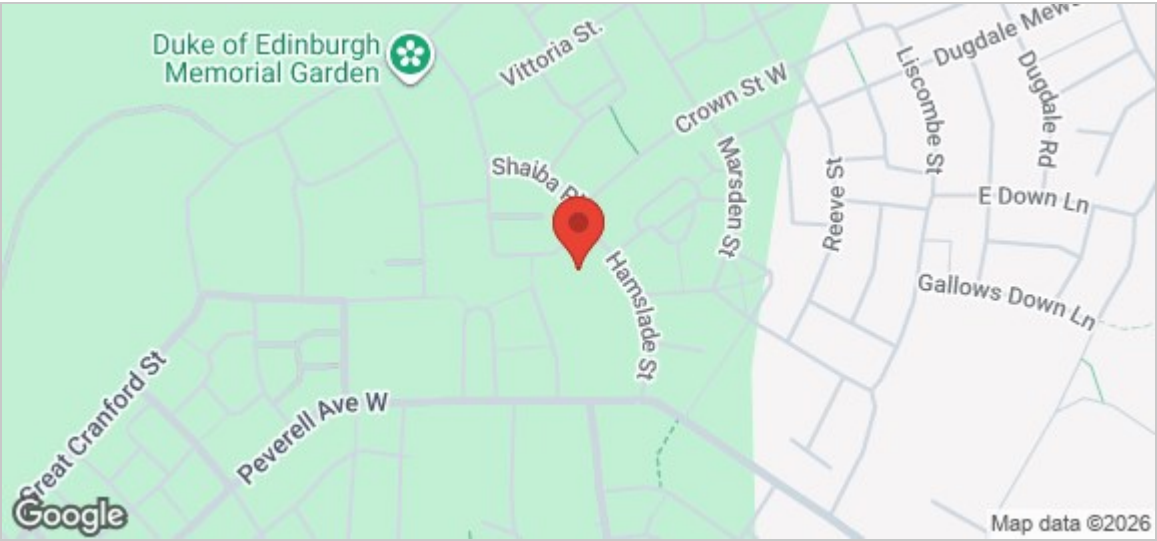
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

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 extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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