



103 Fortuneswell
Portland, DT5 1LU



£700 PCM



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Portland, DT5 1LU

- Sensational Sea Views
- Available To Let NOW
- Close To Transport Links
- Open Plan Lounge/Kitchen/Diner
- One Double Bedroom
- Modern Bathroom
- First Floor Apartment
- Highly Popular Location - Close to Chesil Beach
- Close To Amenities
- Council Tax Band A





Boasting stunning SEA VIEWS this ONE BEDROOM, FIRST FLOOR flat situated the popular location of Fortuneswell, available to let now. This WELL PRESENTED light and airy flat benefits from a SPACIOUS DOUBLE BEDROOM, open plan LOUNGE/KITCHEN/DINER and a modern fitted BATHROOM. .

Access to the property is by a communal door on street level with stairs rising to the first floor. Inside the property is a spacious lounge/diner/kitchen with fantastic sea views looking out towards Chesil Beach. The kitchen has an integral cooker, hob & extractor hood, the kitchen is finished in gloss white and

has a range of base and wall units.

To the front of the property is the bedroom which is of a double size with a double glazed window looking out to the Portland cliffs.

Completing the property is the bathroom with WC and wash hand basin, the bath is external to the bathroom.

This property offers the perfect blend of comfort and relaxation. Don't miss out on the opportunity to own a property in this sought-after area.

Contact us today to arrange a viewing and experience the beauty and charm that this property has to offer.



Lounge/Kitchen/Diner
16'3" x 12'10" (4.97m x 3.93m)

Bedroom
10'2" x 7'3" > 6'5" (3.11m x 2.21m > 1.97m)

WC
4'0" x 3'9" (1.22m x 1.16m)

Lettings Additional Info

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
<https://checker.ofcom.org.uk/>

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

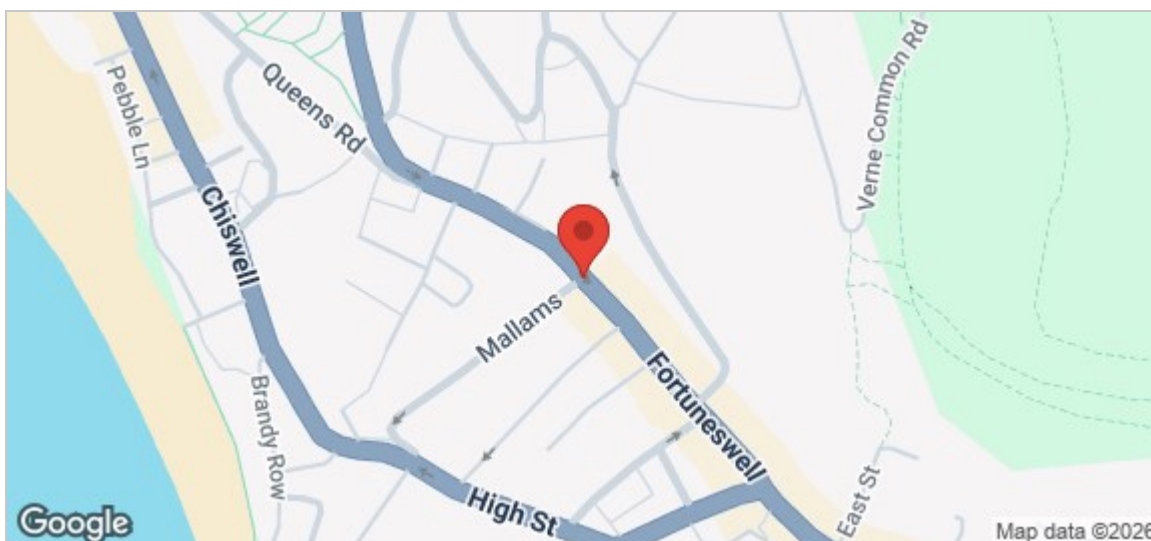
Tenant Fee's

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(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		