



Church Lane
Portland, DT5 2EQ

£725 PCM



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- Ground Floor Apartment
- Close to Local Amenities
- Bright and Spacious
- Open Plan Living/Kitchen Area
- Allocated Parking Space
- Unfurnished
- Available for a Long Term Let
- Southwell, Portland
- White Goods Included
- EPC = C



Converted One Bedroom GROUND FLOOR FLAT located in Southwell, Portland. The flat is offered UNFURNISHED and available for a LONG LET.

Enter directly into the bright and spacious open-plan living room/kitchen. Double glazed windows, with blinds included, look out to the rear space.

The kitchen comprises a range of base units with storage cupboards. White goods provided including under counter fridge and freezer, washing machine and freestanding gas cooker.

The bedroom has ample space for

storage and a double glazed with roller blind, and the spacious bathroom has a suite of: panelled bath with mixer tap and shower attachment over and glazed side screen; wall mounted wash basin; low level WC; heated ladder towel rail and extractor fan.

Outside, there is an allocated parking space for one vehicle.

Ground Floor



LIVING/KITCHEN AREA
10'11 x 22'08 (3.33m x 6.91m)

BEDROOM
9'09 x 14'00 (2.97m x 4.27m)

Lettings Additional Information.

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: Ground Floor Flat
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.
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 Fees.

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

